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Davidson County DEEDTRS
Recvd: 09/28/07 08:55 2 pgs
Fees:13.00 Taxes:277.50
20070928-0115605

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, made and entered into by and between **JERRY P. SPORE**, acting as Trustee, the hereinafter stated, "Grantor", and **BANCORPSOUTH BANK, a Mississippi Corporation**, the hereinafter stated, "Grantee":

WHEREAS, Mark Lepera by deed of trust (the "Deed of Trust") dated January 24, 2006, of record as Instrument #20060202-0012871, Register's Office for Davidson County, Tennessee, conveyed to Jerry P. Spore, Trustee, the hereinafter described real property to secure the payment of a certain indebtedness (the "Note") described in the Deed of Trust, which Note was payable to BancorpSouth Bank;

WHEREAS, default has been made in the payment of the Note; and

WHEREAS, BancorpSouth Bank, as beneficiary/creditor, having authorized and instructed the Trustee to foreclose said Deed of Trust by advertisement and sale at public auction in accordance with the terms of the Deed of Trust; Grantor, as said Trustee caused due notice to be published on August 30, 2007, September 6, 2007, and September 13, 2007 in the *Tennessean,* a newspaper published in Nashville, Davidson County, Tennessee, that the hereinafter described property would be sold at public auction at 10:30 a.m. on a September 21, 2007, at the door of the Register of Deeds Office for Davidson County, Tennessee, to the highest bidder for cash and free from the equity of redemption, homestead, dower and all other exemptions of every kind, by virtue of the authority vested in the said substitute trustee by the said Deed of Trust, all as set forth in the said Deed of Trust; and

WHEREAS, said land having been offered for sale at public auction to the highest bidder for cash on at 10:30 p.m. September 21, 2007 and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$75,000.00** , the said Grantee was duly declared the purchaser thereof; and

NOW, THEREFORE, in consideration of the sum so bid and paid, Grantor, as trustee, does hereby convey and sell to the said Grantee, the following described land situated in Davidson County, Tennessee, to wit:

Tax Map: 83-13 Parcel: 464

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Lindsley Home Place, Block "S", which is of record in Plat Book 2, Page 92, Chancery Court of Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to Patricia Diane Gough, a single woman by Warranty Deed from Eaton Family Properties, a general partnership, recorded September 29, 2005, in Instrument No. 20050929-00116921, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Lepera as recorded as Instrument # 20060202-0012870 in the Register's Office of Davidson County, Tennessee.

The address of the above described property is1519 Boscobel, Nashville, Tennessee.

IN WITNESS WHEREOF, I have executed this document this 24th day of September, 2007.

JERRY P. SPORE - Trustee

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, the undersigned Notary Public for the State and County aforesaid, personally appeared JERRY P. SPORE, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the trustee under that deed of trust recorded as Instrument # #20060202-0012871, Register's Office for Davidson County, Tennessee, and that he, as such trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 20th day of September , 2007, at office, in Jackson, Tennessee.

NOTARY PUBLIC

WANDA M. UBELHOR STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY, TENN.

My Commission Expires:
12-21-2009

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, (whichever is greater), is $ 75,000.00 .

Affiant

Subscribed and sworn to before me this the 20th day of September, 2007.

NOTARY PUBLIC

WANDA M. UBELHOR STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY, TENN.

My Commission Expires:
12-21-2009

Person or Agency Responsible
For Payment of Taxes:
New Owner:
BancorpSouth Bank
5218 Maryland Way
Brentwood, Tennessee 37027