Davidson County DEEDTRS
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20080110-0003149

Prepared By:
Spragins, Barnett, & Cobb, PLC
312 E. Lafayette
Jackson, TN 38301

SUBSTITUTE TRUSTEE'S DEED

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

WHEREAS, on March 10,2006, Sylvia Curry, executed a Deed of Trust ("Trust Deed") in favor of Jerry P. Spore, Trustee, to secure a promissory note described therein, the same being payable to BancorpSouth Bank with said Trust Deed being of record in the Register's Office of Davidson County, Tennessee, as Instrument # 20060316-0030457, to which reference is hereby made; and

WHEREAS, default has been made in the payment of the Note and the indebtedness accelerated in accordance with the terms of the Deed of Trust; and

WHEREAS, by order in the Bankruptcy case *In re: Sylvia Delores Curry,* Case no.: 3:07-07827 in the United States Bankruptcy Court for the Middle District of Tennessee, the automatic stay was lifted to permit the sale of by the Trustee of the below described property; and

WHEREAS, BancorpSouth Bank, as beneficiary/creditor, having authorized and instructed the substitute 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 substitute trustee caused due notice to be published on November 30, 2007, December 7, 2007, and December 14, 2007, in the *Tennessean,* a newspaper published in Nashville, Tennessee, that the hereinafter described property would be sold at public auction at 11:00 a.m. on December 21, 2007, at 11:00 a.m., at the front door of the Register's Office for Davidson County at 501 Broadway, Nashville, 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 11:00 a.m. on December 21, 2007, and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$155,000.00**, the said Grantee was duly declared the purchaser thereof; and

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

MAP 81-8, PARCEL 300

Land in Davidson County, Tennessee, being the North 30.5 feet of Lot No. 57 and the South 12.5 feet of Lot No. 58, on the Plan of D.T. McGavocks Subdivision of record in Plat Book 21, Page 64, (erroneousley stated as page 84 in prior deeds of record), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sylvia Curry, unmarried by deed from William Patton, Jr., a married man of record in Instrument Number 20060316-0030456, in the Register's Office for Davidson County, Tennessee, dated March 10, 2006.

The address of the above described property is 1826 4th Avenue, Nashville, Tennessee 37208.

IN WITNESS WHEREOF, I have executed this document this 27 day of December, 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 certain Deed of Trust recorded as Instrument ## 20060316-0030457, Register's Office for Davidson County, and that he, as such trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 27th day of December, 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 $ 155,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of December, 2007.

NOTARY PUBLIC

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

My Commission Expires:
12-21-09

Person or Agency Responsible
For Payment of Taxes:
BANCORP SOUTH BANK
5217 MARYLAND WAY
BRENTWOOD, TN 37027

NEW OWNER:
BANCORPSOUTH BANK
5217 MARYLAND WAY
BRENTWOOD, TN 37027