Prepared By:
Spragins, Barnett, & Cobb, PLC
312 E. Lafayette
Jackson, TN 38301
(731) 424-0461

Davidson County DEEDTRS
Recvd: 02/29/08 14:24 2 pgs
Fees:13.00 Taxes:185.00
20080229-0020290

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, on July 27, 2006, Robert O'Grosky and Mark Lepera, 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 #20060811-0099119, to which reference is hereby made; and

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 January 18, 2008, January 25, 2008, and February 1, 2008, in the *Tennessean,* a newspaper published in Nashville, Davidson County, Tennessee, that the hereinafter described property would be sold at public auction at 10:00 a.m. on February 15, 2008, 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 10:00 p.m. February 15, 2008 and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$50,000.00**, 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:

Map and Parcel: 71-15-349

Land in Davidson County, Tennessee, being Lot No. 93, on the Plan of The Benedict Land Co's Subdivision of the Lindsley Tract of record in Book 332, Page 40, said Register's Office to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert O'Grosky and Mark Lepera by deed from Gregory Eugene Pollard of record as Instrument No. 20060811-0099118, said Register's Office, dated July 26, 2006. And being the same property conveyed to Robert O'Grosky by Quitclaim Deed from Mark Lepera of record as Instrument No. 20071025-0126196.

The address of the above described property is 1202 Stockell St., Nashville, Tennessee 37207.

IN WITNESS WHEREOF, I have executed this document this 15th day of February, 2008.

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 #20060811-0099119, 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 15th day of February, 2008, at office, in Jackson, Tennessee.

NOTARY PUBLIC

SHELBY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC MADISON CO

My Commission Expires:
5/23/11

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, (whichever is greater), is **$50,000.00.**

Affiant

Subscribed and sworn to before me this the 15th day of February, 2008.

NOTARY PUBLIC

SHELBY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC MADISON CO

My Commission Expires:
5/23/11

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