Prepared By:
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Davidson County DEEDTRS
Recvd: 06/10/08 12:33 2 pgs
Fees:13.00 Taxes:2738.00
20080610-0059715

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, May 16, 2007, James E. Nell and spouse, T. Angela Nell, executed a Real Estate 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 # 20070518-0059809, to which reference is hereby made; and

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

WHEREAS, by Court Order entered in the Bankruptcy case *In Re: James E. Nell et. ux.*, Case # 3:08-bk-01106 pending in the United States Bankruptcy Court for the Middle District of Tennessee, the automatic stay as provided for in 11 USC § 362 of the United States Bankruptcy Code, was lifted to permit the sale of the below described real property; 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 May 9, 2008, May 16, 2008 and May 23, 2008 in the *The Tennessean,* a newspaper published in Davidson County, Tennessee, that the hereinafter described property would be sold at public auction at 2:00 p.m. on a June 6, 2008, at the front door of the Register's Office for Davidson County at 501Broadway, 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 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 at 2:00 p.m. on June 6, 2008 and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$740,000.00**, 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: 1031000 Parcel: 6400

Being Lot No. 17, on the Plan of Hillwood Estates, Section One (I), of record in Plat Book 1835 Page 117, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description of said lot.

Said Lot No. 17 fronts 192.96 feet on the broken northwesterly margin of Price Circle Road and extends back 255.5 feet on the northeasterly line and 265 feet on the southeasterly line to a dead line in the rear measuring 115 feet thereon.

Being the property conveyed to James Nell by deed of record as Instrument #20070518-0059808, Register's Office of Davidson County, Tennessee.

The address of the above described property is 4504 Price Circle, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, I have executed this document this 9th day of June, 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 in Instrument #20070518-0059809 in the Register's Office of 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 9th day of June, 2008, at office, in Jackson, Tennessee.

Wanda M. Ubelhor
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 $740,000.00.

Affiant

Subscribed and sworn to before me this the 9th day of June, 2008.

Wanda M. Ubelhor
NOTARY PUBLIC

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

My Commission Expires:
12-21-2009

The Owner of the Property is:

BancorpSouth Bank
5218 Maryland Way
Brentwood, Tennessee 37027

The Person or Agency Responsible
For Payment of Taxes is:

BancorpSouth Bank
5218 Maryland Way
Brentwood, Tennessee 37027