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Davidson County DEEDTRS
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20080620-0063627

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 October 16, 2006, Denny Dawson, 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 #20061020-0130320, 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 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 **$240,000.00**, 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 83-14 PARCEL 273.00

BEING LOT 375 IN THE EDGEFIELD LAND COMPANY'S THIRD SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 57 PAGE 152, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 375 FRONTS 50 FEET ON THE NORTHERLY SIDE OF BOSCOBEL STREET, FORMERLY ROTHSCHILD AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 20TH STREET 150 FEET TO AN ALLEY.

Being the same property conveyed to Denny Dawson by deed of record as Instrument #20061020-0130319 in the Register's Office for Davidson County, Tennessee.

The address of the above described property is 1915 Boscobel Street 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 #20061020-0130320 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 $240,000.00.

Affiant

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

Wanda M. Ubelhor
NOTARY PUBLIC

My Commission Expires:
12-21-2009

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

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