Prepared By:
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Davidson County DEEDTRS
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20081001-0099435

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 May 16, 2007, Southeast Real Estate Development, LLC, executed and delivered a Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement ("Trust Deed") in favor of Jerry P. Spore, Trustee, to secure a promissory note described therein ("Note"), 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 #20070522-0061099 and as amended by instrument of record in 20070702-0078614, 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 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 Trustee caused due notice to be published on August 29, 2008, September 5, 2008, and September 12, 2008 in the *Tennessean,* a newspaper published in Nashville, Davidson County, Tennessee, that the hereinafter described property would be sold at public auction at 11:00 a.m. on a September 26, 2008, at the front door of the Register of Deeds Office for Davidson County, Tennessee at 501Broadway Street, 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 September 26, 2008 and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$140,000.00**, 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 091-12 **Parcel 197.00**

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot No. 12, in the Stanley Subdivision of part of Lot No. 14 on the Plan of Clifton, being the northeasterly 50 x 229 feet, more or less, of said Lot No. 14 on the said Clifton Plan of record in Plat Book 21, Page 35, Register's Office Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Southeast Real Estate Development, LLC., a Tennessee Limited Liability Company, by warranty deed from Henry S. Hood and wife, Sarah J. Hood, dated May 15, 2006, of record in Instrument No. 20060517-0057886, Register's Office for Davidson County, Tennessee.

The address of the above described property is 713 40th Ave., Nashville, Tennessee.

IN WITNESS WHEREOF, I have executed this document this 26th day of September, 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 # #20070522-0061099, 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 24 day of September , 2008, at office, in Jackson, Tennessee.

NOTARY PUBLIC

SHELBY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

My Commission Expires:
5/23/2011

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, (whichever is greater), is $ 140,000.00.

Affiant

Subscribed and sworn to before me this the 24th day of September, 2008.

NOTARY PUBLIC

SHELBY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

My Commission Expires:
5/23/2011

The Owner of the Property is:

BancorpSouth Bank
5218 Maryland Way
Brentwood, Tennessee 37027

Person or Agency Responsible
For Payment of Taxes:

BancorpSouth Bank
5218 Maryland Way
Brentwood, Tennessee 37027