BILL GARRETT, Davidson County
Trans:T20090018327 DEEDTRS
Recvd: 03/19/09 09:41 2 pgs
Fees:13.00 Taxes:425.50
20090319-0024634

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

SUBSTITUTE 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 **JANE COPELAND WHITSON**, the hereinafter stated, "Grantee":

WHEREAS, On August 20, 2001, Louis A. Lawrence and Theresa Lawrence executed a Deed of Trust ("Trust Deed") in favor of James D. Harris, Trustee, to secure an indebtedness described therein (the "Note") the same being payable to Premier Bank of Brentwood with said Trust Deed being of record as Instrument # 20010910-0097859, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made; and

WHEREAS, the said James D. Harris, Trustee, is unable to act as Trustee under the Deed of Trust, and I, Jerry P. Spore have been appointed Substitute Trustee by the owner and holder of the Note by an instrument of record as Instrument #20080919-0095701in the Register's Office for Davidson County, Tennessee; 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, this property is encumbered by liens or claims of lien filed by the United States Internal Revenue Service in the Register's Office of Davidson County, Tennessee, as Instrument Nos. 20020315-0033088, 20051011-0122318, 20080411-0036727 and 20080515-0050027. Notice of Foreclosure Sale has been given to the Internal Revenue Service as provided for in 26 U.S.C.A. §7425(b). Sale of this property is subject to the redemption rights held by the United States Internal Revenue Service, as set out in 26 U.S.C.A. §7425(d)(1); 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 substitute trustee caused due notice to be published on February 6, 2009, February 13, 2009 and February 20, 2009 in the *Tennesseean,* a newspaper published in Nashville, Tennessee, that the hereinafter described property would be sold at public auction on Friday, February 27, 2009 , at 11:00 a.m., at the front door of the Register's Office for Davidson County at 501 Broadway Nashville, Tennessee,, 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 February 27, 2009, and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$115,000.00** 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 Parcel ID#: 103-07-0-016.00

Land in Davidson County, Tennessee, being Lot No 77 on the Plan of Richland Meadows, Section I of record in Plat Book 2083, Page 40, 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 Louis A, Lawrence and wife, Theresa Lawrence by Deed of record in Book 10608 Page257, in the Register's Office of Davidson County, Tennessee.

The address of the above described property is 5421 Oakmont Circle, Nashville, Tennessee 38209

IN WITNESS WHEREOF, I have executed this document this 6th day of March, 2009.

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 Substitute Trustee by Appointment of Substitute Trustee, recorded in Register's Office of Davidson County, Tennessee, as Instrument #20080919-0095701 and that he, as such substitute trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal this the 6th day of March, 2009, 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 **$115,000.00**

Affiant

Subscribed and sworn to before me this the 6th day of March, 2009.

NOTARY PUBLIC

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

My Commission Expires:
12-21-2009

The owner and address of the Property is:

Jane Copeland Whitson
5421 Oakmont Circle
Nashville, Tennessee 37209

Person or Agency Responsible
For Payment of Taxes:

Jane Copeland Whitson
4505 Harding Road #117
Nashville, Tennessee 37205-2100