BILL GARRETT, Davidson County
Trans:T20090028019 DEEDTRS
Recvd: 04/29/09 10:25 2 pgs
Fees:13.00 Taxes:236.80
20090429-0038565

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

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**, the hereinafter stated, "Grantee":

WHEREAS, on November 20, 2006, Dale H. Miller and wife, Susan R. Miller, 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 # 20061127-0145940, to which reference is hereby made; and

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

WHEREAS, by order entered February 19, 2009 in the Bankruptcy case *In re: Dale Hemmerly Miller and Susan R. Miller,* Case no.: 3:08-bk-11665 in the United States Bankruptcy Court for the Middle District of Tennessee, the automatic stay was lifted to permit the sale of by the Trustee of the below described 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 substitute trustee caused due notice to be published on March 6, 2009, March 13, 2009 and March 20, 2009 in the *Tennesseean,* a newspaper published in Nashville, Tennessee, that the hereinafter described property would be sold at public auction on Friday, April 24, 2009, at 10:00 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 10:00 a.m. on April 24, 2009, and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$64,000.00**, 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: 061-03-0 Group: B Parcel: 101.00

Land in Davidson County, Tennessee being Unit No. 101, of the Point East Office Condominium, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 7308 Page 901, and amended in Book 7340 Page 727 in the Register's Office for Davidson County, Tennessee and the Bylaws of record in Book 7308 Page 934 in said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the offices, property, co-owners and tenants of Point East Office Condominiums, as set forth in the above described Master Deed, as amended, are incorporated herein by reference and made a part hereof.

Being the property conveyed to Dale Miller et. ux by deed of record as Instrument #20061127-0145939, Register's Office of Davidson County, Tennessee.

The address of the above described property is 101 Point East Drive, Nashville, Tennessee 37208.

IN WITNESS WHEREOF, I have executed this document this 27th day of April, 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 trustee under that certain deed of trust, recorded in Register's Office of Davidson County, Tennessee, as Instrument # 20061127-0145940 and that he, as such trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 27th day of April, 2009, at office, in Jackson, Tennessee.

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

NOTARY PUBLIC

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 $ 64,000.00

Affiant

Subscribed and sworn to before me this the 27th day of April, 2009.

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

NOTARY PUBLIC

My Commission Expires:
12-21-2009

The owner and address of the Property is:

BancorpSouth Bank
5217 Maryland Way
Brentwood, Tennessee 37027

Person or Agency Responsible
For Payment of Taxes:

BancorpSouth Bank
5217 Maryland Way
Brentwood, Tennessee 37027