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

BILL GARRETT, Davidson County
Trans:T20090028019 DEEDTRS
Recvd: 04/29/09 10:26 2 pgs
Fees:13.00 Taxes:296.00
20090429-0038566

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 August 16, 2006, Thomas Cole Guthrie, 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 #20060817-0101330, to which reference is hereby made; 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, 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 27, 2009, April 3, 2009 and April 10, 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 **$ 80,000.00**, 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: 150 Group: 5 Parcel: 219.00

Land in Davidson County, Tennessee being Lot No. 693, on the Edge-O-Lakes Section 17, of record in Plat Book 4460 Page 44, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description of said lot.

Being the property conveyed to Thomas Cole Guthrie by deed of record as Instrument #20060817-0101329, Register's Office of Davidson County, Tennessee.

The address of the above described property is 2828 Galesburg 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 #20060817-0101330 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. UBELHOR 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 $ 80,000.00 .

Affiant

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

WANDA M. UBELHOR 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