BILL GARRETT, Davidson County
Trans:T20090028019 DEEDTRS
Recvd: 04/29/09 10:26 2 pgs
Fees:13.00 Taxes:703.00
20090429-0038567

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 December 8, 2006, Larry Mashburn and Tawnya Mashburn, 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 # 20061214-0154051, to which reference is hereby made; and

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

WHEREAS, the owner and holder of the Note has demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust.

WHEREAS, this property is encumbered by liens or claims of lien filed by the State of Tennessee, Tax Enforcement Division, as Instrument 20080104-0000845 Register's Office of Davidson County, Tennessee Notice was been given to the State of Tennessee, Tax Enforcement Division in accordance with T.C.A. §67-1-1433(b)(1). Sale of this property is subject to the redemption rights of the State of Tennessee as provided for in T.C.A. §67-1-1433(c)(1).

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 20, 2009, March 27, 2009 and April 3, 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 **$190,000.00**, 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: 114-00-0 **Parcel: 166.00**

Beginning at an iron pin (set) at the common westerly property corner between Phase 1 - Westview Plaza as of record in Plat Book 7900, Page 506, R.O.D.C., Tennessee and Belle Valley as of record in Plat Book 6250, Page 182, Register's Office of Davidson County, Tennessee, thence with the westerly property line of Belle Valley, E 09° 38' 48" W a distance of 437.43 feet to an existing iron pipe; thence, N 76° 27' 23" W a distance of 265.10 feet to an iron pin (set) in the easterly property line of a tract of land deeded to Troy Buttrey, et ux as of record in Deed Book 1432, Page 558, R.O.D.C., Tennessee; thence, with the easterly property line of the Buttrey tract, N 11° 02' 41" E, a distance of 356.06 feet to an existing iron pin; thence, with the northerly property line of the Buttrey tract, N 76° 52' 27" W a distance of 185.08 feet to an existing iron pin on the easterly right-of-way line of Interstate 40; thence, with the easterly right-of-way line of Interstate 40, N 57° 59' 33" E a distance of 93.87 feet to an existing concrete right-of-way monument; thence, continuing with said right-of-way line, N 32° 45' 54" E a distance of 300.92 feet to an existing concrete right-of-way monument; said monument being a westerly property corner of a tract of land deeded to Wal-Mart Stores, Inc. as of record in Deed Book 8881, page 150, R.O.D.C.,

Tennessee and Phase 1 - Westview Plaza; thence, leaving said right-of-way line, with the southwesterly propertly line of the Wal-Mart Stores, Inc. tract and Phase 1 - Westview Plaza, S 09° 27' 38" W a distance of 75.39 feet to an iron pin (set); thence, S 70° 21' 27" E a distance of 257.86 feet to an iron pin (set); thence, S 10° 18' 59" W a distance of 166.78 feet to the point of beginning and containing 185,905 square feet or 4.268 acres.

Being the property conveyed to Larry Mashburn and Tawnya Mashburn by deed of record in Instrument # 20060531-00663744, Register's Office of Davidson County, Tennessee.

The address of the above described property is 7552 Sawyer Brown Road, Nashville Tennessee 37221.

IN WITNESS WHEREOF, I have executed this document this 24th 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 # 20061214-0154051and that he, as such trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 24th 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 $ 190,000.00.

Affiant

Subscribed and sworn to before me this the 24th 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