BILL GARRETT, Davidson County
Trans:T20090043545 DEEDTRS
Recvd: 06/30/09 10:02 2 pgs
Fees:13.00 Taxes:124.88
20090630-0060626

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 **BANCORPSOUTH BANK**, the hereinafter stated, "Grantee":

WHEREAS, on June 27, 2005, Roderick Agee and wife, Omeka Agee, executed Deed of Trust ("Deed of Trust") in favor of Larry A. Butler, Trustee, to secure a promissory note described therein (the "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 # 20050708-0078878, to which reference is hereby made; and

WHEREAS, the said Larry A. Butler, Trustee, is unable to act as Trustee under the Deed of Trust, and Jerry P. Spore has been appointed Substitute Trustee, by the owner and holder of the Note by an instrument of record as Instrument #20090514-0044544, Register's Office for Davidson County, Tennessee;

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 Substitute Trustee caused due notice to be published on May 29, 2009, June 5, 2009 and June 12, 2009 in the *Tennesseean,* a newspaper published in Nashville, Tennessee, that the hereinafter described property would be sold at public auction on Friday, June 26, 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 June 26, 2009, and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$33,750.00**, the said Grantee was duly declared the purchaser thereof; and

NOW, THEREFORE, in consideration of the sum so bid and paid, Grantor, as Subtitute Trustee, does hereby convey and sell to the said Grantee, the following described land situated in Davidson County, Tennessee, to wit:

Map 162-16-0-A Parcel 48.00CO

A certain condominium located in Davidson County, Tennessee, being Unit Number 11, Building Number 10, in a Horizontal Property Regime of Mill Creek Club Condominium Townhouses, now known as Hickory Hollow Condominiums, Section One, Phase One, of record in Plat Book 4860, Page 11, said Register's Office, together with the undivided percentage Interest In the Common Elements appurtenant to said Unit as set forth in the Master Deed of record in Book 4887, Page 961, amended in Book 5000, Page 607, and Book 5101, Page 809, to which plan reference is made for a more complete description.

Being the same property conveyed to Bakari Enterprises, LLC by Quitclaim Deed from Roderick Agee and wife, Omeka Agee of record as Instrument No. 20050824-0101009, in the Register's Office for Davidson County, Tennessee, dated August 18, 2005.

The address of the above described property is 11 Sycamore Court, Antioch, Tennessee

IN WITNESS WHEREOF, I have executed this document this 29th day of June , 2009.

JERRY P. SPORE - SubstituteTrustee

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 appointed the Substitue trustee under that certain Appointment , recorded in Register's Office of Davidson County, Tennessee, as Instrument # 20090514-0044544 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 29th day of June, 2009, at office, in Jackson, Tennessee.

Wanda M. Ubelhor
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 $ 33,750.00

Affiant

Subscribed and sworn to before me this the 29th day of June, 2009.

Wanda M. Ubelhor
NOTARY PUBLIC

My Commission Expires:
12-21-2009

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

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