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

BILL GARRETT, Davidson County
Trans:T20090064933 DEEDTRS
Recvd: 09/23/09 11:21 2 pgs
Fees:13.00 Taxes:462.50
20090923-0088492

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, Bruce Heiser, executed Deed of Trust ("Deed of Trust") in favor of Jerry P. Spore, 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 # 20070214-0019054 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, 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 August 21, 2009, August 28, 2009 and September 4, 2009 in the *Tennesseean,* a newspaper published in Nashville, Tennessee, that the hereinafter described property would be sold at public auction on Friday, September 11, 2009, at 11:30 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 11:30 a.m. on September 11, 2009, and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$ 125,000.00**, 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 and Parcel: 093 05 2A 122.00
Unit #603 222 Polk Avenue, Nashville, Tennessee

Land in Davidson County, Tennessee, being Unit 603, WATAUGA CONDOMINIUMS, FORMERLY KNOWN AS POLK MANOR, as established under Master Deed of record in Instrument 20061025-0132105, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Bruce Heiser by deed of record in Document Number 20061205-0150125, Register's Office for Davidson County, Tennessee.

The address of the above described property is #603 222 Polk Avenue, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have executed this document this 22nd day of September , 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 #20070214-0019054 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 22nd day of September , 2009 , at office, in Jackson, Tennessee.

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 **$125,000.00**.

Affiant

Subscribed and sworn to before me this the 22 day of September, 2009.

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