Prepared By:
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BILL GARRETT, Davidson County
Trans:T20090071506 DEEDTRS
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Fees:13.00 Taxes:185.00
20091021-0097140

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, a Mississippi Corporation,** the hereinafter stated, "Grantee":

WHEREAS, on January 31, 2006, Joyce Burlingham, executed a 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 # 20060206-0014494 , 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 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 Trustee caused due notice to be published on September11, 2009, September 18, 2009 and September 25, 2009 in the *Tennessean,* a newspaper published in Davidson County, Tennessee, that the hereinafter described property would be sold at public auction on Friday, October 2, 2009, at 11:30 a.m. at the front door of the Register's Office for Davidson County at 501 Broadway Nashville, 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, the sale was duly postponed to Friday, October 16, 2009 at 11:30a.m. : and

WHEREAS, said land having been offered for sale at public auction to the highest bidder for cash at 11:30 a.m. on October 16, 2009 , and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$ 50,000.00** , 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 Cheatham County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 7 Block A, in East Lawn as it appears on the plan of said subdivision of record in Plat Book 547, at Pages 154-154, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby expressly made.

Being the same property conveyed to Joyce Burlingham by Deed of record as Instrument # 20060206-0014492 , in the Register's Office of Cheatham County, Tennessee.

The address of the above described property is 127 Welworth Street, Madison, Tennessee.

IN WITNESS WHEREOF, I have executed this document this 16th day of October , 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 deed of trust recorded as Instrument # 20060206-0014494, Register's Office for Davidson County, Tennessee, and that he, as such trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 16th day of October, 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 **$50,000.00.**

Affiant

Subscribed and sworn to before me this the 16th day of October, 2009.

Wanda M. Ubelhor
NOTARY PUBLIC

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

My Commission Expires:
12-21-2009

Person or Agency Responsible
For Payment of Taxes:

BancorpSouth Bank
5218 Maryland Way
Brentwood, TN 37027

The owner of the Property is:

BancorpSouth Bank
5218 Maryland Way
Brentwood, TN 37027