BILL GARRETT, Davidson County
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Recvd: 11/02/09 10:30 3 pgs
Fees: 18.00 Taxes: 2797.20
20091102-0100813

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 **M. R. STOKES**, the hereinafter stated, "Grantee":

WHEREAS, on August 31, 2007, Tyree's General Contractors, LLC, 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 # 20070910-0108673 to which reference is hereby made; and

WHEREAS, default has been made in the payment of the Note; 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 Trustee caused due notice to be published on October 2, 2009, October 9, 2009 , and October 16, 2009, in *The Tennessean.*, a newspaper published and circulated in Davidson County, Tennessee, that the hereinafter described property would be sold at public auction on Friday, October 23, 2009, at 11:00 a.m. o'clock (Noon) at the at the front door of the Register of Deeds Office for Davidson County located at 501 Broadway, Nashville, Tennessee , to the highest bidder for cash, cashier's check or certified funds 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 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 Friday, October 23, 2009 , and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$756,000.00**, 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:

Map 034-14-0 Parcel: 082.00
Map 043-02-0 Parcel: 005.00

Tract 1:

Being parts of Lot Numbers 24 and 33 on the Revised Plan of the Dixie Pure Food Company's Subdivision, as of record in Book 332, Page 51, Register's Office for said County, described as follows:

Beginning at an iron stake in the northerly line of Lot Number 33 at a point 11 poles east of the easterly margin of Landis Avenue; thence North 2 degrees east parallel with the westerly line of said Lot Number 24 to an iron stake at the edge of the right of way of the L & M Railroad; thence with said right of way, North 47 ½ degrees East to the corner of Lot Numbers 24 and 25; thence with the line between said two lots, South 20 degrees West 44 poles; thence South 80 ½ degrees West 17 poles to the center of Milton Avenue; thence with the center of said Avenue, South 20 degrees East 14 poles to the northerly line of Lot Number 33; thence with said line, South 80 ½ degrees West 14 ½ poles, more or less to the beginning.

Tract 2:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot Number 3 in a re-subdivision of parts of Lots 24 and 33 on the Map of the 1 ½ acre tract of the Dixie Pure Food Company's Plan, of record in Book 421, Page 42, Register's Office for said County, and by Ralph W.C. Lambert, Surveyor, as follows:

Said Lot Number 3 fronts 91.5 feet on the northerly margin of Snow Road (formerly Commerce Street), and extends back North 20 degrees West 435.5

feet between parallel lines to a line in the rear, measuring 91.5 feet thereon.

Being the property conveyed to Tyree's General Contractors, LLC by deed of record in Instrument #20050708-0079521, Register's Office of Davison County, Tennessee.

Map: 034-14-0 Parcel 083.00

Tract 3:

Being Lot Numbers 1 and 2 on the Map of the Subdivision of Lot Number 25 of the Dixie Pure Food Subdivision, of record in Book 421, Page 74, Register's Office for said County, and described as follows:

Beginning at a point opposite a turn in an avenue at the southwest corner of Lot Number 2; thence along the easterly margin of an avenue, North 18 ½ degrees West 464 feet to an iron pin at the common corner of Lot Numbers 2 and 3; thence with the line between said lots and the line between Lot Numbers 1 and 4, North 82 degrees East 928.9 feet to a point, the common corner of Lot Numbers 1 and 4 in the westerly line of the W. P. Parmer property as shown on said plan; thence along said Parmer property South 18 ½ degrees East 464 feet to a point in a stone wall, thence South 82 degrees West 928.9 feet to the point of beginning.

Being the property conveyed to Tyree's General Contractors, LLC by deed of record in Instrument #20050706-0077489, Register's Office of Davidson County, Tennessee.

The addresses of the above described properties are Cumberland Bend/Snow Avenue, Madison, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have executed this document this 26th 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 certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee, as Instrument # 20070910-0108673, , and that he, as such Trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 26th day of October , 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 is **$756,000.00.**

Affiant

Subscribed and sworn to before me this the 26th day of October 2009.

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

NOTARY PUBLIC

My Commission Expires:
12-21-2009

The owner of the property is:

M. R. Stokes
101 Jessica Laurent Ct.
Hendersonville, Tennessee 37075

Person or Agency Responsible
For Payment of Taxes:

M. R. Stokes
101 Jessica Laurent Ct.
Hendersonville, Tennessee 37075