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

BILL GARRETT, Davidson County
Trans:T20100012514 DEEDTRS
Recvd: 03/03/10 10:43 2 pgs
Fees:13.00 Taxes:138.75
20100303-0016224

**TRUSTEE'S DEED**
**(405 Toney Road)**

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 April 13, 2006, Jillian Etherington 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 # 20060428-0048833, to which reference is hereby made; and

WHEREAS, default has been made in the payment of the Note and the indebtedness accelerated in accordance with the terms of the Deed of Trust; 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 substitute trustee caused due notice to be published on January 22, 2010 , January 29, 2010 and February 5, 2010 in the *Tennesseean,* a newspaper published in Nashville, Tennessee, that the hereinafter described property would be sold at public auction on Friday, February 19, 2010, 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 February 19, 2010, and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$37,500.00** 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 70-4 PARCEL 153.01

**Property located at: 405 Toney Road, Davidson County, Nashville, TN 37207; and**

**Land in the 12th formerly the 21st Civil District of Davidson County, Tennessee, described partly according to a survey made by Norris H. Hickerson, Surveyor revised June 26, 1951 as follows:**

**Beginning at a point on the Westerly margin of Toney Road, said point being South 22 degrees West 100 feet from the Southeast corner of the property conveyed to Richard Holder and wife, by deed from M. H. Webb and wife of record in Book 3467 Page 601, Register's Office for said County; thence Westerly 150 feet to the Easterly line of the Dennis Lovell property; thence South 0 degrees 45 minutes West 54 feet more or less to a point, North 0 degrees 45 minutes East 331 feet to an iron pin as shown on said survey; thence Easterly 140 feet more or less to the Westerly margin of Toney Road; thence with said Road, North 22 degrees East 50 feet to the beginning.**

**Being the same property conveyed to Jillian Etherington by Special Warranty Deed of record as Instrument No: 20060428-0048832, Register's Office for Davidson County, Tennessee.**

**Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.**

IN WITNESS WHEREOF, I have executed this document this 22 day of February, 2010

**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 # 20060428-0048833 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 February, 2010 , at office, in Jackson, Tennessee.

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

NOTARY PUBLIC

My Commission Expires:
11-18-2013

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, (whichever is greater), is **$37,500.00**.

Affiant

Subscribed and sworn to before me this the 22th day of February, 2010.

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

NOTARY PUBLIC

My Commission Expires:
11-18-2013

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**