Prepared By:
Spragins, Barnett, & Cobb, PLC
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Jackson, TN 38301

BILL GARRETT, Davidson County
Trans:T20100012514 DEEDTRS
Recvd: 03/03/10 10:44 2 pgs
Fees:13.00 Taxes:138.75
20100303-0016225

TRUSTEE'S DEED
(5375 Simpkins)

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 30, 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 # 20060705-0080492, as corrected in Instrument # 20070905-0106301, 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 39-0 PARCEL 235

Land in the 14th Civil District of Davidson County, Tennessee, and being described according to a survey by John B. Rainey, Surveyor.

Beginning at a point in the center line of Simpkins Road said point being the southeast corner of this tract and the northeast corner of an 8.02 acre tract; thence leaving the center line of said road South 58 deg. 26 min. 00 sec.; West 1113.27 feet to an iron pin and a fence line; thence with fence North 57 deg. 04 min. 16 sec. West 139.70 feet to an iron pin at a fence corner; thence continuing with fence North 71 deg. 34 min. 29 sec. West 201.00 feet to an iron pin; thence leaving said fence North 59 deg. 08 min. 06 sec. East 1166.46 feet to a point in the center line of the aforesaid Simpkins Road; thence with the center of said road the following two calls: South 55 deg. 16 min. 45 sec. East 103.58 feet; South 60 deg. 32 min. 01 sec. East 195.39 feet to the.

Being the same property conveyed to Jillian Etherington by Warranty Deed recorded as Instrument No: 20060705-0080491, Register's Office Davidson County, Tennessee.

The address of the above described property is 5375 Simpkins, Whites Creek, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have executed this document this 25 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 # 20060705-0080492, as corrected in Instrument # 20070905-1016301and 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.

NOTARY PUBLIC

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

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.

NOTARY PUBLIC

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

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