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

BILL GARRETT, Davidson County
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TRUSTEE'S DEED
(3075 Ivey Point)

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 #20070430-0051015, 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 **$180,000.00** 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 10-0, PARCEL 97

Beginning at a iron rod set in the north margin of Ivy Point Road, said rod being S 66 degrees 04' 03" E 417.00' from the southeast corner of the property conveyed to Terry D. Armstrong as evidenced in Deed Book 3679 Page 276 Register's Office of Davidson County, Tennessee; thence continuing along the north margin of Ivy Point Road S 67 degrees 06' 46" E 143.35' to the actual point of beginning of this hereon described tract of land; thence with said margin of Ivy Point Road S 78 degrees 06' 46" E 101.09' to an iron rod, said rod being the southwest corner for this tract of land; thence, leaving said margin of Ivy Point Road along the lines common to tract 2 and this hereon described tract for the next six calls: 1) N 03 degrees 15' 40" E 177.71' to a iron rod; 2) N 19 degrees 10' 36" E 107.76' to a iron rod; 3) N 03 degrees 55' 00" W 236.49' to a iron rod; 4) N 03 degrees 15' 40" E 428.38' to an iron rod; 5) N 37degrees 35' 06" E 322.97' to a iron rod; 6) N 69 degrees 14' 51" E 326.86' to a iron rod in the west boundary line of the property conveyed to Timothy Hargrove as evidenced in Deed Book 9992, Page 741, Register=s Office of Davidson County, Tennessee; thence with Hargrove's West line S 00 degrees 45' 09" E 111.01' to a iron rod, said rod being a common corner for this tract and Tract 4; 1) S 47 degrees 47' 34" W 321.80' to a iron rod; 2) S 71 degrees 12' 18" W 199.36' to a iron rod; 3) S 00 degrees 48' 56" E 688.58' to a iron rod; 4) S 22 degrees 53' 14" W 176.33' the point of beginning containing 5.399 acres more or less.

<u>Easement for Ingress-Egress and Public Utilities</u>

Included in the above description of Tract No. 1 is a portion of a 30' ingress-egress and public utilities easement and being more particularly described as follows:

Beginning at a iron rod in the north margin of Ivy Point Road, said rod being the southwest corner of Tract 1 and the southeast corner of Tract 2; thence leaving said margin of Ivy Point Road and running with lines common to Tract 1 and Tract 2 N 03 degrees 15' 40" E 177.71' to a point; thence, N 19 degrees 10' 36" E 107.76' to a

point; thence, thence N. 3 degrees 55' 00" W 236.49' to a point; thence N 3 degrees 15' 40" E 260.03' to the actual point of beginning for this hereon described easement; thence continuing along said common line of Tracts 1 and 2 N 3 degrees 15' 40" E 30.87' to a point; thence, leaving said common line N 79 degrees 38' 38" E 91.35' to a point; thence N 71degrees 12' 18" E 208.21' to a point; thence N 47degrees 34' E 291.91' to a point; thence N 00 degrees 45' 09" W 117.49' to a point in the south line of Tract 3; thence, along the line common to Tract 1 and Tract 3 N 89 degrees 14' 51" E 30.00' to a point in Terry P. Hargrove's west line; thence S 00 degrees 45' 09" E 111.01' to a point, said point being the common corner of tract and Tract 4; thence with lines common to Tract 1 and Tract 4 S 47 degrees 47' 34" W 321.80' to a point; thence S 71 degrees 12' 18" W 212.43' to a point, said point being the common corner of Tract and Tract 4; thence with a line common to said tracts S 00 degrees 48' 56" E 15.77' to a point; thence, leaving said common line S 79 degrees 38' 38" W 100.83' to the point of beginning containing 1,527.0 S.F. or .033 acres more or less.

Tract 2 of 4 MAP 10-0, PARCEL 98

Beginning at a iron rod set in the north margin Ivy Point Road, said rod being S 66 degrees 04' 03" E 417.00' from the southeast corner of the property conveyed to Terry D. Armstrong as evidenced in Deed Book 3679, Page 276, Register's Office of Davidson County, Tennessee; thence continuing along the north margin of Ivy Point Road N 67 degrees 06' 46" W 297.52' to the actual point of beginning of this hereon described tract of land said point being the southwest corner of this tract of land; thence, leaving the north margin of Ivy Point Road and running with the east line of the property conveyed to Terry H. Kestner as evidenced in Deed Book 8224, Page 148, Register's Office of Davidson County, Tennessee, N 03 degrees 15' 40" East 1811.66' to an existing iron rod, said rod also being the common corner of tract and this hereon described tract; thence with the common line of Tracts 2 and 3 S 50 degrees 57' 26" E 670.44' to a iron rod in the west line of the property conveyed to Timothy P. Hargrove as evidenced in Deed Book 9992, Page 741, Register's Office of Davidson County, Tennessee; thence with said west line of Hargrove S 00 degrees 45' 09" E 204.02' to a iron rod, said rod being the common corner of Tract 1 and Tract 2; thence with the common line of Tracts 1 and 2 for the next 6 calls: 1) S 89 degrees 14' 51" W 326.86' to a iron rod; 2) S 37 degrees 35' 06" W 322.97' to a iron rod; 3) S 03 degrees 15' 40" W 428.38' to a iron rod; 4) S 03 degrees 55' 00" E 236.49' to a iron rod; 5) S 19 degrees 10' 36" W 107.76' to a iron rod; 6) S 03 degrees 15' 40" W 177.71' to a iron rod in the north margin of Ivy Point Road; thence with said margin N 67 degrees 06' 46" W 53.08' to the point of beginning containing 7.281 acres more or less.

Easement for Ingress-Egress and Public Utilities:

Included in the above description of Tract No. 2 are portions of a 30' Ingress-Egress and Public Utilities Easement and being more particularly described as follows:

Beginning at a iron rod in the north margin of Ivy Point Road, said rod being the southwest corner of Tract 1 and the Southeast corner of Tract 2; thence leaving said margin Ivy Point Road and running with the lines common to Tract 1 and Tract 2 N 03 degrees 15' 40" E 177.71' to a point; thence, N 19 degrees 10' 36" E 107.76' to a point; thence N 03 degrees 55' 00" W 236.49' to a point; thence N 03 degrees 15' 49" E 290.90' to a point; thence, leaving said common line of Tracts 1 and 2 S 79 degrees 38' 38" W 30.98' to a point; thence S 03 degrees 15' 40" W 285.51' to a point; thence, S 03 degrees 55' 00" E 232.24' to a point; thence, S 19 degrees 10' 36" W 105.82' to a point; thence S 03 degrees 15' 40" W 171.20' to a point in the north margin of Ivy Point Road; thence with said margin of Ivy Point Road S 67 degrees 06' 46" E 31.85' to the point of beginning for this portion of said easement and containing 24,115 S.F., or 0.55 acre more or less.
A second portion of said easement for Ingress-Egress and Public Utilities lies across the above described Tract 2 and is more particularly described as follows:

Beginning at a common corner to Tracts 1 and 2, said corner being the northeast corner of Tract 1; thence, with the line common to Tracts 1 and 2, said corner being the northeast corner of Tract 1; thence, with the line common to Tracts 1 and 2; S 89 degrees 14' 51" W 30.00' to a point; thence, leaving said common line N 00 degrees 45' 09" W 229.01' to a point in the south line of Tract 3; thence with a line common to Tract 2 and Tract 3 S 50 degrees 57' 26" E 39.05' to a point, said point being the northeast corner of Tract 2; thence S 00 degrees 45' 09" E 204.02' to the point of beginning containing 6,495 S.F. or 0.15 acre more or less.

Tract 3 of 4: MAP 10-0, PARCEL 99

Beginning at a iron rod set in the north margin of Ivy Point Road, said rod being S 66 degrees 04' 03" E 417.00' from the southeast corner of the property conveyed to Terry D. Armstrong as evidenced in Deed Book 3679, Page 276, Register's Office

Davidson County, Tennessee; Thence, leaving said margin of Ivy Point Road N 00 degrees 48' 56" W 642.51' to a iron rod, said rod being the northwest corner of said Armstrong property; thence with Armstrong north line, S 75 degrees 27' 20" E 383.67' to a iron rod in the west line of the property conveyed to Timothy P. Hargrove as evidenced in Deed Book 9992, Page 741, Register's Office David County, Tennessee and also being the northeast corner of Armstrong property; thence with Hargrove's west line N 00 degrees 45' 09" W 956.11' to the actual point of beginning for the hereon described tract: Thence, leaving said Hargrove's west line and running with a line common to Tract 2 and Tract 3 N 50 degrees 57' 26" W 670.44' to an existing iron rod, said rod being the northwest corner of Tract 2 and the most westerly corner of Tract 3; thence S 86 degrees 39' 14" E 144.00' to a iron rod, said rod being the southeast corner of the property conveyed to W.J. Hawkins as evidenced in Deed Book 7165, Page 230, Register's Office Davidson County, Tennessee; thence, with Hawkin's east line N 04 degrees 08' 29" E 337.35' to a iron rod set on the north edge of Sycamore Creek; thence, N 70 degrees 00' 00" E 363.00' to an existing iron rod, said rod being the northeast corner of Tract 3 and also being the northwest corner of said Hargrove property; thence with Hargrove's west line S 00 degrees 45' 09" E 874.61' to the point of beginning containing 5.658 acres more or less.

Easement for Ingress-Egress and Public Utilities:

Beginning at a point in the north margin of Ivy Point Road, said point being the common corner of Tract 1 and Tract 2; thence continuing with said margin N 67 degrees 06' 46" W 31.85' to a point, said point being the southwest corner for this easement; thence, leaving said margin of Ivy Point Road N 03 degrees 15' 40" E 171.20' to a point; thence, N 19 degrees 10' 36" E 105.82' to a point; thence, N 03 degrees 55' 00" W 232.24' to a point; thence, N 03 degrees 15' 40" E 285.51' to a point; thence, N 79 degrees 38' 38" E 122.21' to a point; thence N 71 degrees 12' 18" E 208.21' to a point; thence, N 47 degrees 47' 34" E 291.91' to a point; thence N 00 degrees 45' 09" W 346.50' to a point in the south line of Tract 3; thence, running with a line common to Tract 2 and Tract 3 S 50 degrees 57' 26" E 39.05' to a point, said point being the southeast corner of Tract 3; thence, with the west line of the Timothy P. Hargrove property as evidenced in Deed Book 9992, Page 74, Register's Office Davidson County, Tennessee S 00 degrees 45' 09" E 335.04 feet to a point; thence leaving said west line of Hargrove's property S 47 degrees 47' 34" W 311.66' to a point; thence S 71 degrees 12' 18" W 216.64' to a point; Thence S 79 degrees 36' 38" W 100.83' to a point in the west line of Tract 1; thence with lines common to tract and Tract 2 for the next 4 calls: 1) S 03 degrees 15' 40" W 260.03' to a point; 2) S 03 degrees 55' 00" E 23649' to a point; 3) S 19 degrees 10' 36" W 107.76' to a point; 4) S 03 degrees 15' 40" W 177.71' to the point-of-beginning containing 51,646.69 S.F. or 1.21 acres more or less.

Tract 4 of 4: MAP 10-0, PARCEL 100

Beginning at a iron rod set in the north margin of Ivy Point Road, said rod being S 66 degrees 04' 03" E 417.00' from the southeast corner of the property conveyed to Terry D. Armstrong as evidenced in Deed Book 3679, Page 276, Register's Office Davidson County, Tennessee; thence continuing whit the north margin of Ivy Point Road N 67 degrees 06' 46" W 143.35' to a iron rod, said rod being the southwest corner for this hereon described tract; thence, leaving said margin and running with lines common to Tract 1 for the next four calls: 1) N 22 degrees 53' 14" E 176.33' to a iron rod; 2) N 00 degrees 48' 56" W 688.58' to a iron rod; 3) N 71 degrees 12' 18" E 199.36' to a iron rod; 4) N 47 degrees 47' 34" E 321.80' to a iron rod in the west line of the property conveyed to Timothy P. Hargrove as evidenced in Deed Book 9992, Page 741, Register's Office Davidson County, Tennessee; thence with Hargrove's west line S 00 degrees 45' 09" E 641.08' to a iron rod, said rod being the northeast corner of the property conveyed to Terry D. Armstrong as evidenced in Deed Book 3679, Page 276, Register's Office Davidson County, Tennessee; thence with Armstrong's north line N 75 degrees 27' 20" W 383.67' to a iron rod; thence S 00 degrees 48' 56" E 642.51' to the point of beginning containing 5.145 acres more or less..

Easement for Ingress - Egress and Public Utilities:

Included in the above description of Tract No. 4 is a portion of a 30' Ingress-Egress and Public Utilities Easement and being more particularly described as follows:

Beginning at the southeast corner of Tract 1 and the southwest corner of Tract 4 and also being in the north margin of Ivy Point Road; thence leaving said margin of Ivy Point Road and running with lines common to Tract 1 and Tract 4 for the next 2 calls: 1) N 22 degrees 53' 14" E 176.33' to a point; 2) N 00 degrees 48' 56" W 672.81' to the actual point of beginning of this hereon described easement; thence, continuing with the common line of Tract 1 and Tract 4 N 00 degrees 48' 56" W 15.77' to a point, said point being in the common line of Tract 1 and Tract 4; thence, with said common line N 71 degrees, 12' 18" E 199.36' to a point; thence N 47

degrees 47' 34" E 321.80' to a point, said point being the common corner of Tract 1 and Tract 4 and also being in the west line of the property conveyed to Timothy P. Hargrove as evidenced in Deed Book 9992 Page 741, Register's Office Davidson County, Tennessee; thence, with Hargrove's west line S 00 degrees 45' 09" E 20.01' to a point; thence S 47 degrees 47' 34" W 311.66' to a point; thence, S 71 degrees 12' 18" W 207.34' to the point of beginning containing 7,801 S.F. or 0.17 acre more or less.

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

The address of the above described property is 3075 Ivey Point Road, Goodlettsville, Davidson County, Tennessee.

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 # 20070430-0051015 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 22th day of February, 2010 , at office, in Jackson, Tennessee.

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 **$180,000.00**.

Affiant

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

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