Prepared By:
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BILL GARRETT, Davidson County
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TRUSTEE'S DEED
(2515 Santi Avenue)

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 July 28, 2006, Vernon Summers and Carolyn Summers 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 # 20060803-0095113, 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 February 12, 2010 , February 19, 2010 and February 26, 2010 in the *Tennesseean,* a newspaper published in Nashville, Tennessee, that the hereinafter described property would be sold at public auction on Friday, March 5, 2010, at 11:30 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 11:30 a.m. on March 5, 2010, and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$ 28,000.00** 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 81-10, Parcel 112

Lying and being in Davidson County, Tennessee, and being Lot No. 40 on the Map of Cobb's Subdivision Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, Page 155, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the property conveyed to Grantors as recorded in Deed Instrument No. 20060502-0050076 in the Register's Office of 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.

The address of the above described property is 2515 Santi Avenue, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have executed this document this 8th day of March , 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 # 20060803-0095113and that he, as such substitute trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 8th day of March , 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 **$ 28,000.00**.

Affiant

Subscribed and sworn to before me this the 8th day of March , 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