IN THE UNITED STATES BANKRUPTCY COURT
FOR MIDDLE DISTRICT OF TENNESSEE

In Re:	)	
Patricia Dianne Leggs	)	
1506 Lischey Avenue	)	**Case No. 3:10-bk-02971**
Nashville, TN 37207	)	

BILL GARRETT, Davidson County
Trans:T20100019200 DEEDTRS
Recvd: 04/01/10 15:09 2 pgs
Fees:12.00 Taxes:0.00
20100401-0024636

REAFFIRMATION OF TRUST DEED
AND
SETTING ASIDE OF FORECLOSURE SALE

Comes now, Robert F. Spann, Trustee, and would respectfully say to the Court:

1. That he is an attorney-at-law with offices at 1312 Sixth Avenue, North, Nashville, TN 37208

2. That his is Trustee under deeds of trust from Patricia Leggs to Robert F. Spann, Trustee, to secure the payment of two promissory notes to Johnny Burroughs and Linda Burroughs, said deeds of trust being of record in Instrument Nos. 20040616-0071132 and 20050304-0024169, Register's Office for Davidson County, Tennessee.

3. The said Patricia Leggs defaulted in the terms, conditions and covenants of said deeds of trust, resulting in the holders of the indebtednesses secured by said deeds of trust instructing your Trustee to proceed with foreclosure.

4. After notice being duly given to Patricia Leggs, the foreclo0sure sales were held March 24, 2010, at 10:00 AM.

5. The Chapter 13 Bankruptcy was filed by Patricia Leggs on March 23, 2010.

6. No notice was given to Johnny Burroughs, Linda Burroughs or your affiant, the Trustee under said deeds of trust, prior to the foreclosure sales; therefore said sales were consummated with Trustee Deeds being recorded in the Register's Office for Davidson County, Tennessee as Instrument Nos. 20100326-0022535 and 20100326-0022536.

WHEREFORE, in order to return all parties to their position prior to the foreclosure sale, Robert F. Spann, Trustee, hereby makes the following declaration:

The foreclosure sales of the properties located at 907 N. Second Street and 1019 North Second Street, Nashville, TN 37207 which transpired March 24, 2010, at

10:30 AM, are hereby set aside and of no further force and effect to the end that the deeds of trust of record in Instrument Nos. 20050304-0024169 and 20040616-0071132 are reinstated and remain secured liens upon the property of Patricia Leggs located at 1019 North Second Street, Nashville, Tennessee 37207 and 907 North Second Street, Nashville Tennessee 37207.

The Trustee's Deeds of record in Instrument Nos. 20100326-0022535 and 20100326-0022536 are declared null and void to the end that the title to said properties remains vested in Patricia Leggs in accordance with deeds of record in Instrument No. 20071121-0136230 and Instrument No. 20050304-0024168, Register's Office for Davidson County, Tennessee.

Respectfully Submitted,

ROBERT F. SPANN, No. 2531

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of March, 2010.

MAXINE D. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NOTARY PUBLIC

My commission expires:

7/24/2010

CERTIFICATE OF SERVICE

I certify that an exact copy of this document has been mailed by first class mail, postage prepaid, to

Renard A. Hirsch, Sr.
3250 Dickerson Pike
Suite 121
Nashville, TN 37207

Henry Edward Hildebrand, III
Chapter 13 Trustee
P.O. Box 109664
Nashville, TN 37219-0664