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

BILL GARRETT, Davidson County
Trans:T20100020325 DEEDTRS
Recvd: 04/07/10 10:37 2 pgs
Fees:13.00 Taxes:873.20
20100407-0026029

**TRUSTEE'S DEED**
**(913 Ginger Court )**

THIS TRUSTEE'S DEED, made and entered into by and between **JERRY P. SPORE**, acting as Trustee, the hereinafter stated, "Grantor", and **ERIC L. SOX**, the hereinafter stated, "Grantee":

WHEREAS, on March 10, 2008, Julius George Schneider and Melonie Schneider, executed 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 # 20080319-0027819 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, by order entered in the bankruptcy case *In re: Julius George Schneider, Jr.*, Case no: 3:09-bk-13863, in the United States Bankruptcy Case for the Middle District of Tennessee, the automatic stay was lifted to permit the sale by the Trustee of the property described below; 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 March 5, 2010 , March 12, 2010 and March 19, 2010 in the *Tennesseean*, a newspaper published in Nashville, Tennessee, that the hereinafter described property would be sold at public auction on Friday, March 26, 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 March 26, 2010, and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$236,000.00** 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:160-15 Parcel: 37**

**Land in Davidson County, Tennessee, being Lot(s) 44, as shown on the map entitled Plan of Hearthstone Phase 9, of record as Book 6900, Page 374, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Julius George Schneider, Jr. and wife, Melonie Briggs Schneider, by deed from Radnor Holmes, Inc., of record as Book 7964, Page 915 and re-recorded as Book 7994, Page 346, Register's Office of Davidson County, Tennessee.**

**The addresses of the above described property 913 Ginger Court, Brentwood, Davidson County, Tennessee.**

IN WITNESS WHEREOF, I have executed this document this 29 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 # 20080319-0027819 and that he, as such trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 29 th day of March , 2010 , at office, in Jackson, Tennessee.

Wanda M. Ubelhor
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 **$____236,000.00_____**.

Affiant

Subscribed and sworn to before me this the 29 th day of March , 2010.

Wanda M. Ubelhor
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:

**Eric L. Sox**
**7051 Highway 70 #315**
**Nashville, Tennessee 37221**

Person or Agency Responsible
For Payment of Taxes:

**Eric L. Sox**
**7051 Highway 70 #315**
**Nashville, Tennessee 37221**