Prepared By:
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Jackson, TN 38301

BILL GARRETT, Davidson County
Trans:T20100033197 DEEDTRS
Recvd: 06/02/10 10:49 2 pgs
Fees:13.00 Taxes:310.80
20100602-0042327

TRUSTEE'S DEED

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 September 10, 2007, Brian Smith, 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 # 20070927-0115200 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 May 7, 2010 , May 14, 2010 and March21, 2010 in *The Tennesseean,* a newspaper published in Davidson County, Tennessee, that the hereinafter described property would be sold at public auction on Friday, May 28, 2010, at 11:00 AM. at the Register's Office for Davidson County at 501 Broadway Nashville, 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 at 11:00 am . on May 28, 2010, and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$84,000.00,** 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:

Tax Map and Parcel: 92-16 -355
806 18th Avenue

Land in Davidson County, Tennessee, being Unit 101, and 2 parking spaces, UNIVERSITY HOUSE CONDOMINIUM, as established under Master Deed of record, in Instrument No. 20070418-0046460, amended in Instrument No. 20070521-0060541, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Brian Smith by Warranty Deed of record in Instrument Number 20070622-0074730 in the Register's Office of Davidson County, Tennessee.

The address of the above described property is 806 18th Avenue North #101, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have executed this document this 31st day of May , 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 the Register's Office of Davdison County, Tennessee, as Instrument # 20070927-0115200 and that he, as such trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 31st day of May , 2010 , at office, in Jackson, Tennessee.

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

Wanda M. Ubelhor
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 **$ 84,000.00** .

Affiant

Subscribed and sworn to before me this the 31st day of May , 2010.

Wanda M. Ubelhor
NOTARY PUBLIC

My Commission Expires:
11-18-2013

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

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