BILL GARRETT, Davidson County
Trans:T20100060275 DEEDTRS
Recvd: 09/24/10 10:27 2 pgs
Fees:13.00 Taxes:27.75
20100924-0076138

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

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 **ERIC SOX**, the hereinafter stated "Grantee":

WHEREAS, on November 15, 2005, Deborah Smith, 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 # 20051122-0141337 to which reference is hereby made; and

WHEREAS, default has been made in the payment of the Note; and

WHEREAS, the owner and holder of the Note has demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, by order entered in the bankruptcy case In re: Deborah Ann Smith, Case no: 09-03935, 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 Trustee caused due notice to be published on, July 30, 2010, August 6, 2010 and August 13, 2010 in the *Tennesseean*, a newspaper published in Nashville, Tennessee, that the hereinafter described property would be sold at public auction on Friday, August 27, 2010, at 11:00 a.m., at the front door of 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 on at 11:00 a.m. on August 27, 2010, at the place aforesaid and pursuant to said notice; and having bid the sum of **$7,501.00**, 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: 82-7 Parcel: 257

Land in Davidson County, Tennessee, being Lot(s) 122, as shown on the map entitled Bryan's Addition to Edgefield, now East Nashville, of record in Plat Book 21, page(s) 63, 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 Deborah Ann Smith by Warranty Deed from 226 Berry Street Trust, L&O Farms, LLC, Trustee of record as Instrument No. 20051122-0141336, Register's Office of Davidson County, Tennessee.

The addresses of the above described property 226 Berry Street, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have executed this document this 8th day of September, 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 # 20051122-0141337 and that he, as such trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 8th day of September, 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 **$7,501.00**.

Affiant

Subscribed and sworn to before me this the 8th day of September, 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 Sox
226 Berry Street
Nashville, Tennessee 37207

Person or Agency Responsible
For Payment of Taxes:

Eric Sox
7051 Highway 70 South - 315
Nashville, Tennessee 37221