BILL GARRETT, Davidson County
Trans:T20100069740 DEEDTRS
Recvd: 11/03/10 10:07 3 pgs
Fees:18.00 Taxes:5618.74
20101103-0088071

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 **BANCORPSOUTH BANK, a Mississippi Corporation**, the hereinafter stated, "Grantee":

WHEREAS, on July 13, 2007, Grand Developers, LLC executed a Deed of Trust, Assignment of Rents and Leases, Security Agreement and Financing Statement ("Deed of Trust") in favor of Jerry P. Spore, Trustee, to secure the Master Promissory Note indebtedness described therein (the "Note"), the same being payable to BancorpSouth Bank and of record in Trust Instrument #20070720-0086523 in the Register's Office for Davidson County, Tennessee, and as amended by amendments of record as Instrument # 20071017-0123386, Instrument #20071017-0123383, Instrument # 20071017-0123384 and #20071017-0123385 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, 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, 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 October 8, 2010, October 15, 2010 and October 22, 2010 in *The Tennessean,* a newspaper published in Nashville, Davidson County, Tennessee, that the hereinafter described property would be sold at public auction on Friday , October 29, 2010, at 11:00 am. 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 at 11:00 a.m. on October 29, 2010, and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$1,518,578.00,** 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:

Tract 1:

Tax Map and Parcel(s):
Map 163-2-B, Parcel 110.00CO (Lot No. 60)
Map 163-2-B, Parcel 112.00CO (Lot No. 62A)

Land in Davidson County, Tennessee, being Lot Nos. 60 and 62A on the Plan of Phase Two Berkeley Hall, Phase Five, Section One of Hickory Highlands P.U.D., of record in Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being part of the same property conveyed to Grand Developers, LLC, by Warranty Deed dated July 13, 2007 from BDH, LLC, of record in Instrument No. 20070720-0086522, Register's Office for Davidson County, Tennessee.

Tract 2:

Tax Map and Parcel(s):
Map 163-2-B, Parcel 73.00CO (Lot No. 23)
Map 163-2-B, Parcel 7900CO (Lot No. 29)
Map 163-2-B, Parcel 80.00CO (Lot No. 30)
Map 163-2-B, Parcel 81.00CO (Lot No. 31)
Map 163-2-B, Parcel 82.00CO (Lot No. 32)
Map 163-2-B, Parcel 82.00CO (Lot No. 33)
Map 163-2-B, Parcel 84.00CO (Lot No. 34)
Map 163-2-B, Parcel 85.00CO (Lot No. 35)
Map 163-2-B, Parcel 86.00CO (Lot No. 36)
Map 163-2-B, Parcel 87.00CO (Lot No. 37)

Map 163-2-B, Parcel 103.00CO (Lot No. 53)
Map 163-2-B, Parcel 104.00CO (Lot No. 54)
Map 163-2-B, Parcel 105.00CO (Lot No. 55)
Map 163-2-B, Parcel 106.00CO (Lot No. 56)
Map 163-2-B, Parcel 107.00CO (Lot No. 57)
Map 163-2-B, Parcel 108.00CO (Lot No. 58)
Map 163-2-B, Parcel 109.00CO (Lot No. 59)
Map 163-2-B, Parcel 111.00CO (Lot No. 61)

Land in Davidson County, Tennessee, being Lot Nos. 23, 29, 30, 31, 32, 33, 34, 35, 36, 37, 53, 54, 55, 56, 57, 58, 59, and 61 on The Plan of Phase Two Berkeley Hall, Phase Five, Section One of Hickory Highlands P.U.D., of record in Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being part of the same property conveyed to Grand Developers, LLC by Warranty Deed dated July 13, 2007 from BDH, LLC, of record in Instrument No. 20070720-0086522, Register's Office for Davidson County, Tennessee; and

Being part of the same property conveyed to H & B Builders, LLC by Quitclaim Deed dated March 25, 2008 from Grand Developers, LLC, of record in Instrument No. 20080325-00300000, Register's Office for Davidson County, Tennessee, as to Lot No. 32 and 56, and by Quitclaim Deed dated June 9, 2009 from Grand Developers, LLC of record in Instrument No. 20090612-0054848, Register's Office for Davidson County, Tennessee, as to Lot Nos. 23, 29, 30, 31, 33, 34, 35, 36, 37, 53, 54, 55, 57, 58, 59 and 61.

Tract 3:

Tax Map and Parcel(s):
Map 76-1-B, Parcel 1.00CO (Unit No. 1)
Map 76-1-B, Parcel 2.00CO (Unit No. 2)
Map 76-1-B, Parcel 3.00CO (Unit No. 3)
Map 76-1-B, Parcel 4.00CO (Unit No. 4)
Map 76-1-B, Parcel 5.00CO (Unit No. 5)
Map 76-1-B, Parcel 6.00CO (Unit No. 6)
Map 76-1-B, Parcel 7.00CO (Unit No. 7)
Map 76-1-B, Parcel 8.00CO (Unit No. 8)
Map 76-1-B, Parcel 9.00CO (Unit No. 9)
Map 76-1-B, Parcel 10.00CO (Unit No. 10)
Map 76-1-B, Parcel 11.00CO (Unit No. 11)
Map 76-1-B, Parcel 12.00CO (Unit No. 12)
Map 76-1-B, Parcel 13.00CO (Unit No. 13)
Map 76-1-B, Parcel 14.00CO (Unit No. 14)
Map 76-1-B, Parcel 15.00CO (Unit No. 15)
Map 76-1-B, Parcel 16.00CO (Unit No. 16)
Map 76-1-B, Parcel 17.00CO (Unit No. 17)
Map 76-1-B, Parcel 18.00CO (Unit No. 18)
Map 76-1-B, Parcel 19.00CO (Unit No. 19)
Map 76-1-B, Parcel 20.00CO (Unit No. 20)
Map 76-1-B, Parcel 21.00CO (Unit No. 21)
Map 76-1-B, Parcel 22.00CO (Unit No. 22)
Map 76-1-B, Parcel 23.00CO (Unit No. 23)
Map 76-1-B, Parcel 24.00CO (Unit No. 24)
Map 76-1-B, Parcel 25.00CO (Unit No. 25)
Map 76-1-B, Parcel 26.00CO (Unit No. 26)
Map 76-1-B, Parcel 27.00CO (Unit No. 27)
Map 76-1-B, Parcel 28.00CO (Unit No. 28)
Map 76-1-B, Parcel 29.00CO (Unit No. 29)
Map 76-1-B, Parcel 31.00CO (Unit No. 31)
Map 76-1-B, Parcel 32.00CO (Unit No. 32)

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, and 32 on the Plan of the Final Plat of Heritage Hills Townhomes, Phase 1, (Planned Unit Development), of record in Instrument No. 20070807-0093892, Register's Office for Davidson County, Tennessee, and further described by the Master Deed of Heritage Hills Townhomes of record in Instrument No. 20070821-0100155, as amended and superseded by Declaration of Covenants, Conditions and Restrictions for Heritage Hills Townhomes, of record in Instrument No. 20080825-0087133, Register's Office for Davidson County, Tennessee, and with said units being depicted on the plan attached as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions and Restrictions, all to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grand Developers, LLC, a Tennessee Limited Liability Company by Warranty Deed dated September 19, 2007 from Latting Road Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20070927-0115328, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have executed this document this 29th day of October, 2010.

JERRY F. SRORE - 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 apoointed under that Deed of trust , recorded in the Register's Office of Davidson County, Tennessee, as Instrument #20070720-0086523 , and that he, as such Trustee, being authorized to do so, executed the foregoing instrument.

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

NOTARY PUBLIC

WANDA M. OBELHOR
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 $ 1,518,578.00

Affiant

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

NOTARY PUBLIC

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

My Commission Expires:
11-18-2013

The owner and address of the Property is:

BancorpSouth Bank
1650 Murfreesboro Rd., #150
Franklin, TN 37067
Attn: William F. Waldkirch, III

Person or Agency Responsible
For Payment of Taxes:

BancorpSouth Bank
1650 Murfreesboro Rd., #150
Franklin, TN 37067
Attn: William F. Waldkirch, III