BILL GARRETT, Davidson County
Trans:T20100078778 DEEDTRS
Recvd: 12/15/10 09:33 2 pgs
Fees:13.00 Taxes:610.50
20101215-0099612

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

TRUSTEE'S DEED

(909 North 12th Street)

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 September 28, 2006, Chadwick Perry 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 #20061002-0121412, 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, 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, November 19th 2010, November 26, 2010 and December 3, 2010 in the *Tennesseean,* a newspaper published in Nashville, Tennessee, that the hereinafter described property would be sold at public auction on Friday, December 10, 2010, at 11:30 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 11:30 a.m. on December 10 , 2010, at the place aforesaid and pursuant to said notice; and having bid the sum of **$165,000.00** 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: 83-5 **Parcel: 243**

Land in Davidson County, Tennessee, being part of Lots 10 and 11 on the Map of the Subdivision of the lands of Mrs. W.F. Todd, as of record in Book 161, Page 100, Register's Office for Davidson County, Tennessee and described as follows: Beginning at a point in the easterly margin of North 12th Street, formerly Fountain Avenue, said point being 48 feet southerly from the northwest corner of said Lot 10; thence with margin of said Street, southerly 48 feet to a point; thence easterly 210 feet to a point in the westerly margin of an alley; thence with the margin of same, northerly 47 feet to a point which is 47 feet southerly from the northeast corner of Lot 10; thence westerly 210 feet to the point of beginning.

Being the same property to Chadwick Perry by deed of record as Instrument No. 20061002-0121411, in the Register's Office for Davidson County, Tennessee.

The address of the above described property is 909 North 12th Street, Nashville, Davidson County, Tennessee 37206.

IN WITNESS WHEREOF, I have executed this document this 13 day of December, 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 Instrument #20061002-0121412 and that he, as such trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 13th day of December, 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 $___**165,000.00**____.

Affiant

Subscribed and sworn to before me this the 13th day of December, 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

Person or Agency Responsible
For Payment of Taxes:

BancorpSouth Bank
5217 Maryland Way
Brentwood, Tennessee