BILL GARRETT, Davidson County
Trans:T20110006780 DEEDTRS
Recvd: 02/02/11 13:00 2 pgs
Fees:13.00 Taxes:288.60
20110202-0009361

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

TRUSTEE'S DEED

(129 Eastmoreland Avenue)

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 March 13, 2007, Dominic Decesare 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 #20070316-0032466, 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: Dominic Decesare,* Case no: 09-12320, 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, January 7, 2011, January 14, 2011, and January 21, 2011 in the *Tennesseean,* a newspaper published in Nashville, Tennessee, that the hereinafter described property would be sold at public auction on Friday, January 28, 2011, 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 at 11:00 a.m. on January 28 , 2011, at the place aforesaid and pursuant to said notice; and having bid the sum of **$78,000.00** 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: #071-15 Parcel: 75.00

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Eastmoreland Place of record in Book 161 Page 170 in thr Register's Office for Davidson County, Tennessee.

Being the property conveyed to Dominic Decesare by deed of record in Instrument # 20070316-0032465 in the Register's Office for Davidson County, Tennessee

The addresses of the above described property 129 Eastmoreland, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have executed this document this 28th day of January, 2011.

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 #20070316-0032466 and that he, as such trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 28th day of January, 2011 , at office, in Jackson, Tennessee.

NOTARY PUBLIC

My Commission Expires:
11-18-2013

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

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, (whichever is greater), is $ 78,000.00

Affiant

Subscribed and sworn to before me this the 28th day of January, 2011.

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