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

BILL GARRETT, Davidson County
Trans:T20110008421 DEEDTRS
Recvd: 02/09/11 09:42 2 pgs
Fees:13.00 Taxes:292.30
20110209-0011309

TRUSTEE'S DEED
(52 Tusculum Road)

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 May 16, 2007, Roy Huddleston 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 #20070517-0059254, 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, this property is encumbered by a lien or claim of lien filed by the United States Internal Revenue Service in the Register's Office of Davidson County, Tennessee, as Instrument # 20100702-0052137, on July 2, 2010 and Notice of Foreclosure Sale has been given to the Internal Revenue Service as provided for in 26 U.S.C.A. §7425(b). Sale of this property is subject to the redemption rights held by the United States Internal Revenue Service, as set out in 26 U.S.C.A. §7425(d)(1).

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 *Tennessean* , a newspaper published in Nashville, Davidson County,, Tennessee, that the hereinafter described property would be sold at public auction on Friday, February 4, 2011, at 11:00 o'clock 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 February 4, 2011, and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$ 79,000.00** 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 Grantees, the following described land situated in Davidson County, Tennessee, to wit:

Tax Map: 162-08-0 **Parcel: 10**

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Antioch Park, Section 1 of record in Plat Book 3600, Page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Roy Huddleston by Quitclaim Deed from Noble Properties, Inc. of record in Instrument No. 20070517-0059209, Register's Office for Davidson County, Tennessee, dated May 16, 2007.

The address of the above described property is 52 Tusculum Road, Antioch, Davidson County, Tennessee 37013.

IN WITNESS WHEREOF, I have executed this document this 7th day of February , 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 Madison County, Tennessee, as Instrument #20070517-0059254 and that he, as such trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 7th day of February, 2011, 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 79,000.00.

Affiant

Subscribed and sworn to before me this the 7th day of February, 2011.

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:

BancorpSouth Bank
5217 Maryland Way
Brentwood , Tennessee 37027

Person or Agency Responsible
For Payment of Taxes:

BancorpSouth Bank
5217 Maryland Way
Brentwood , Tennessee 37027