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

BILL GARRETT, Davidson County
Trans:T20110010301 DEEDTRS
Recvd: 02/18/11 10:31 2 pgs
Fees:13.00 Taxes:188.70
20110218-0013899

TRUSTEE'S DEED
(331 Haywood Lane)

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 8, 2008, Flor Del Carmen Melgar, Jose Melgar, and Candelaria Melgar, 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 # 20080820-0085684 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 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, January 21, 2011, January 28, 2011, and February 4, 2011 in the *Tennesseean,* a newspaper published in Nashville, Tennessee, that the hereinafter described property would be sold at public auction on Friday, February 11, 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 February 11, 2011, at the place aforesaid and pursuant to said notice; and having bid the sum of **$51,000.00** 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:

Map 147-12 Parcel 48

Being land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 16 on the Plan of H. E. Bernal's "Haywood Heights", S/D, not of record, more described as follows:

BEGINNING in the center of Haywood Lane, at the northwest corner of Lot No. 15 on said plan conveyed to Euell F. Suddeth et ux., by deed from Robert V. Dinson, of record in Book 2283, page 227, Register's Office for said County: thence with said Suddeth's western boundary line, South 2 degrees 20 min. East 1005 ft. to said Suddeth's southwest corner; thence North 89' West 147 ft. to the southeast corner of Lot No. 17 on said plan; thence with the line between Lots Nos. 16 and 17, North 2 deg. 30 min. West 993.6 ft. to the center of said Lane; thence with same, eastwardly 150 ft. to the beginning.

Being the same property conveyed to Flor Melgar, a single woman, and Jose A. Melgar and wife Candelaria Melgar, as joint tenants with the right of survivorship by deed from Iza V. McCool, unmarried of record in Instrument 200410120123107, Register's Office for Davidson County, Tennessee, dated October 11, 2004. And being the same property conveyed to Jose A. Melgar and wife Candelaria Melgar, as joint tenants with the right of survivorship by Quitclaim Deed from Flor Melgar, a single woman and Jose A. Melgar and wife Candelaria Melgar, as joint tenants with the right of survivorship of record in Instrument 201006040043636, Register's Office for Davidson County, Tennessee dated April 20, 2010.

The addresses of the above described property 331 Haywood Lane, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have executed this document this 11th 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 Davidson County, Tennessee, as Instrument #20080820-0085684 and that he, as such trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this 11th day of February, 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 property transferred, (whichever is greater), is $ 51,000.00.

Affiant

Subscribed and sworn to before me this the 11th day of February, 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