THIS INSTRUMENT PREPARED BY:
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1900 Church Street
Suite 301
Nashville, Tennessee 37203

Davidson County DEEDTRS
Recvd: 03/03/11 14:28 3 pgs
Fees:18.00 Taxes:229.40
20110303-0017260

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust (herein referred to as, the "Deed of Trust"), dated November 17, 2006, executed by R.H. Richards, Jr. (being one and the same person and also known as, Ron Richards), to Jerry P. Spore, Trustee, of record in Instrument No. 20061205-0149887, Register's Office for Davidson County, Tennessee, to secure the indebtedness described; and,

WHEREAS, by instrument of record in Instrument No. 20110201-0008702, in said Register's Office, BancorpSouth (being one and the same as, BancorpSouth Bank), the lawful owner and holder of said indebtedness, appointed Peter Weiss, Successor Trustee, to succeed to all the rights, title and powers conferred on Jerry P. Spore, as the Trustee originally named for the hereinafter described property, for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the lawful owner and holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said BancorpSouth, as the creditor and holder of the said indebtedness, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by advertisement which appeared in The Tennessean newspaper on February 11th.; February 18th.; and, February 25, 2011, the sale was appointed to be held on the 3rd. day of March, 2011, at 1:00 P.M. CST, at the main Bridgestone Arena exterior entrance to the Office of the Davidson County Register of Deeds, said entrance being located at 501 Broadway, Nashville, Tennessee 37203; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to BancorpSouth Bank, whose address is 5217 Maryland Way, Brentwood, Tennessee 37027, at and for the sum of Sixty-Two Thousand and 00/100 ($ 62,000.00) Dollars, that being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and the payment by BancorpSouth Bank, of the sum of money bid, said sum being credited to the indebtedness secured by the Deed of Trust, receipt of which is hereby acknowledged, the undersigned, Peter Weiss, Successor Trustee, does hereby bargain, sell and convey to the said BancorpSouth Bank, its, successors and assigns, in fee simple forever, the property above mentioned and being further described as property situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the Resubdivision of the southerly part of Lot No. 40, H.M. Doak Subdivision as shown on the plat of record in Plat Book 5210, page 185, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to R.H. Richards, Jr., a single man, by Warranty Deed from Harriet C. Vanpelt and Jon C. Clouse, wife and husband, of record in Instrument No. 20061205-0149886, Register's Office for Davidson County, Tennessee.

Being improved property located at 1409 Douglas Avenue, Nashville, Davidson County, Tennessee 37206.

This conveyance is subject to any and all unpaid taxes that may be a lien against the property; to any and all other liens, interests and encumbrances, which take priority over the Deed of Trust upon which the foreclosure sale is had; and, any and all restrictive covenants, easements and/or set-back lines affecting the property.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto BancorpSouth Bank, its, successors and assigns, in fee simple forever, to whom the said Peter Weiss, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Peter Weiss, Successor Trustee, has hereunto set his hand and seal this 3rd. Day of March, 2011.

Peter Weiss, Successor Trustee

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter Weiss, Successor Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd. Day of March, 2011.

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 9/9/2014

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 62,000.00.

Affiant

Subscribed and sworn to before me this 3rd. Day of March, 2011.

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 9/9/2014

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO: "NEW OWNER"	Map & Parcel Nos.
BancorpSouth Bank 5217 Maryland Way Brentwood, Tennessee 37027		Map 072-14-0 Parcel 420.00

I, Peter Weiss, do make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9/9/2014

Notary Public

