Prepared By:
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BILL GARRETT, Davidson County
Trans:T20110045340 DEEDTRS
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20110727-0057275

TRUSTEE'S DEED
(Porter Terrace Condominiums)

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 January 23, 2007, Dale Koppel executed a Real Estate 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 #20070125-0010519 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 July 1, 2011, July 8, 2011 and July 15, 2011, in the *Tennesseean,* a newspaper published in Nashville, Tennessee, that the hereinafter described property would be sold at public auction on Friday, July 22, 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 on at 11:00 a.m. on July 22, 2011, at the place aforesaid and pursuant to said notice; and having bid the sum of **$600,000.00** 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: 072150A10000CO

Land in Davidson County, Tennessee being Unit No. 100 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Tax Map: 072150A10200CO

Land in Davidson County, Tennessee being Unit No. 102 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Tax Map: 072150A10400CO

Land in Davidson County, Tennessee being Unit No. 104 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
Tax Map: 072150A10600CO

Land in Davidson County, Tennessee being Unit No. 106 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Tax Map: 072150A10800CO

Land in Davidson County, Tennessee being Unit No. 108 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Tax Map: 072150A11000CO

Land in Davidson County, Tennessee being Unit No. 110 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Tax Map: 072150A11200CO

Land in Davidson County, Tennessee being Unit No. 112 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Tax Map: 072150A11400CO

Land in Davidson County, Tennessee being Unit No. 114 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Tax Map: 072150A11600CO

Land in Davidson County, Tennessee being Unit No. 116 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Tax Map: 072150A11800CO

Land in Davidson County, Tennessee being Unit No. 118 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Tax Map: 072150A12000CO

Land in Davidson County, Tennessee being Unit No. 120 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537, Register's Office

for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Tax Map: 072150A12200CO

Land in Davidson County, Tennessee being Unit No. 122 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Dale Koppel by Warranty Deed of record as Instrument #20070207-0015937, in the Register's Office of Davidson County, Tennessee and then to Nashdale Corporation by deed of record as Instrument #20081205-0118120 in the Register's Office of Davidson County, Tennessee.

The address of the above described property is 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, and 122 Porter Terrace, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, I have executed this document this 22 day of July, 2011.

JERRY P. SPORE - Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Kimberly C Hubbell 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 ##20070125-0010519 and that he, as such trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 22 day of July, 2011, at Office, in Brentwood, Tennessee.

NOTARY PUBLIC

KIMBERLY C. HUBBELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires:
~~My Commission Expires:~~ **March 4, 2015**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, (whichever is greater), is **$600,000.00**.

Affiant

Subscribed and sworn to before me this the 22 day of July, 2011.

NOTARY PUBLIC

KIMBERLY C. HUBBELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires:
~~My Commission Expires:~~ **March 4, 2015**

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