BILL GARRETT, Davidson County
Trans:T20110059138 DEEDTRS
Recvd: 09/23/11 09:29 3 pgs
Fees:18.00 Taxes:814.00
20110923-0073665

This instrument was prepared by:
Perrone & Young (PRY)
109 Westpark Dr., Suite 330
Brentwood, TN 37027

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel No:**
BancorpSouth Bank 5217 Maryland Way Brentwood, TN 37027	Same	128030B04100co

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $220,000.00.

Affiant

Personally appeared before me, sworn to and subscribed before me this 16th day of September 2011.

My commission expires: 2-18-14

Notary Public

REBECCA L. CAREY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of the 16th day of September 2011, by and between Patricia R. Young, Successor Trustee ("Successor Trustee"), and BancorpSouth Bank, a Mississippi banking corporation.

WHEREAS, by Deed of Trust dated May 9, 2007, of record in Instrument No. 20070509-0055850, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), as amended from time-to-time, Alireza Hajjafar conveyed to Jerry P. Spore, as Trustee, the hereinafter described real estate, to secure payment to BancorpSouth Bank, a Mississippi banking corporation, of a promissory note dated May 13, 2010 (the "Note"); and

WHEREAS, the lawful holder of the Note, BancorpSouthBank, a Mississippi banking corporation, appointed Patricia R. Young to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Instrument No. 20110720-0055656, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in The Davidson AM that that property would be sold at 10:00 a.m. on September 16, 2011, at the front door of the Davidson County Courthouse, Nashville, Tennessee, such advertisement appearing in said appear on August 26, September 2, and September 9, 2011, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to BancorpSouth Bank, a Mississippi banking corporation, at the price of $220,000, this being the highest, last and best bid;

NOW, THEREFORE, I, Patricia R. Young, Successor Trustee as aforesaid, in consideration of the premises and the sum of $220,000, credited by BancorpSouth Bank against the Note, by these presents do transfer and convey unto BancorpSouth Bank, a Mississippi banking corporation, its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, Being Lot No. 41, on the Plan of SECTION TWO, WILLIAMSPORT SUBDIVISION, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Plat Book 9700, Page 705, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Alireza Hajjafar by deed from Bill R. Clark and wife, Francine D. Kline of record in Instrument No. 20070509-0055849, Register's Office for Davidson County, Tennessee; and further conveyed by Alireza Hajjafar by Deed of Trust to Jerry P. Spore, Trustee, of record in Instrument No. 20070509-0055850, Register's Office for said County; the said Jerry P. Spore, Trustee, having been replaced by Patricia R. Young, Substitute Trustee, by instrument of record in Instrument No. 20110720-0055656, Register's Office for said County.

The address of the above-described property is 808 Huntwood Place, Nashville, Davidson County, Tennessee, 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust

The Successor Trustee makes no personal warranties or representations concerning the subject property. This sale is "As Is" and without warranties of any kind. Said sale is subject to such prior matters of record, liens, defects, encumbrances, adverse claims, property taxes or other matters which take priority over the Deed of Trust under which said foreclosure was conducted or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on the day and date first above written.

Patricia R. Young, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Patricia R. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee, and that she as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing her name as Successor Trustee.

WITNESS my hand and official seal at Brentwood, Tennessee this 16th day of September 2011.

My Commission Expires:
2-18-14

NOTARY PUBLIC

REBECCA L. CAREY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY