BILL GARRETT, Davidson County
Trans:T20110073103 DEEDTRS
Recvd: 11/18/11 11:58 2 pgs
Fees:13.00 Taxes:636.40
20111118-0090415

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

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, made and entered into by and between **JERRY P. SPORE**, acting as Trustee, the hereinafter stated, "Grantor," and **BANCORPSOUTH BANK**, the hereinafter stated, "Grantee":

WHEREAS, on November 15, 2007, Tonya Esquibel 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 #20071129-0138578; 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 October 21, 2011, October 28, 2011, and November 4, 2011, in *Davidson A.M.*, a newspaper published in Davidson County, Tennessee, that the hereinafter described property would be sold at public auction on Monday, November 14, 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 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 November 14, 2011, and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$172,000.00**, 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 / Parcel 093-06-1-C-111.00

A certain condominium located in Davidson County, Tennessee, being Unit No. FU-2108, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed, of record as Instrument No. 20050527-0060253, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed, as amended and restated.

Being the same property conveyed to Tonya Esquibel, married and Brian Burns, married by Warranty Deed from The Carl Family Trust of record in Instrument No. 20071129-0138577 of said Register's Office for Davidson County, Tennessee.

The address of the above described property 555 Church Street Unit #2108, Nashville, Tennessee, 37219.

IN WITNESS WHEREOF, I have executed this document this 14th day of November, 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 instrument of record as Instrument #20071129-0138578, Register's Office for Davidson County, Tennessee, and that he, as such trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 14 th day of November, 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 **$172,000.00.**

Affiant

Subscribed and sworn to before me this the 14 th day of November, 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
555 Church Street, Unit #2108
Nashville, Tennessee, 37219

Person or Agency Responsible
For Payment of Taxes:

BANCORPSOUTH BANK
5217 Maryland Way, Suite 402
Brentwood, Tennessee 37027