Prepared by
Spragins, Barnett & Cobb, PLC
312 East Lafayette Street
Jackson, Tennessee 38301
(731) 424-0461

BILL GARRETT, Davidson County
Trans:T20110079022 DEEDTRS
Recvd: 12/14/11 10:13 3 pgs
Fees:18.00 Taxes:50.32
20111214-0097227

SCRIVENER'S ERROR AFFIDAVIT

I, Jerry P. Spore, of Jackson, Madison County, Tennessee, after being duly sworn, would state as follows:

1. I was the preparer of a certain " Trustee's Deed" dated February 7, 2011 of record as Instrument #20110209-0011313 in the Register's Office for Davidson County, Tennessee (the "Deed") conveying certain property described therein to BancorpSouth Bank.

2. Through human error and mistake, the amount of the successful bid by the Bank was stated incorrectly at $74,800.00 and should have been stated at $88,400.00. A copy of the Trustee's Deed is affixed hereto as Exhibit A.

3. The purpose for this scrivener's affidavit is to correct the error with the bid amount and to attest and affirm that correct bid amount for the purpose of the Property is $88,400.00.

4. In as much as the transfer tax has been paid on the recording of the Trustee's Deed, the Deponent tenders herewith, the additional transfer tax due in the amount of $50.32 being calculated on the difference paid on the incorrect amount of $74,800.00 and the correct amount of $88,400.00.

5. Further Deponent sayeth not.

This 6 day of December, 2011.

JERRY P. SPORE

STATE OF TENNESSEE

COUNTY OF MADISON

Before me, Wanda M. Ubelhor, a Notary Public in and for the State and County aforesaid, personally appeared Jerry P. Spore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purposes therein contained.

WTNESS my hand, at office, this 6th of December, 2011.

Wanda M. Ubelhor
NOTARY PUBLIC

WANDA M. UBELHOR STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY, TENN.

My Commission Expires: 11-18-2013

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

BILL GARRETT, Davidson County
Trans:T20110008421 DEEDTRS
Recvd: 02/09/11 09:45 2 pgs
Fees:13.00 Taxes:276.76
[redacted]
20110209-0011313

TRUSTEE'S DEED

[redacted]

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 August 9, 2007, Deborah Smith, 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 # 20070823-0101169 to which reference is hereby made; and

WHEREAS, default has been made in the payment of the Note and the indebtedness accelerated in accordance with the terms of the Deed of Trust; and

WHEREAS, by order entered in the bankruptcy case *In re: Deborah Ann Smith*, Case no: 09-03935, in the United States Bankruptcy Case for the Middle District of Tennessee, the automatic stay was lifted to permit the sale by the Trustee of the property described below; 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 14, 2011, January 21, 2011 and January 28, 2011 in the *Tennessean* , a newspaper published in Nashville, Davidson County,, Tennessee, that the hereinafter described property would be sold at public auction on Friday, February 4, 2011, at 11:00 o'clock 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 February 4, 2011, and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$74,800.00** 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 Grantees, the following described land situated in Davidson County, Tennessee, to wit:

Map 011 Parcel 197

Tract 2: A certain tract or parcel of land in the 10th councilmanic district of Davidson County, Tennessee, described as tract No. 2 on a survey dated September 24, 2002, by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

Beginning at an iron pin the easterly margin of Greer Road (said beginning point being marked from the Northwest corner of the property conveyed to Robert L. Hullett ET UX, of record in deed book 9500, page 57, Register's office for Davidson County, Tennessee (Map 11, Parcel 118, TAODCT), for the following calls: on a curve having a radius of 3, 564.94 feet, a tangent of 146.00 feet, a delta of 4 degrees 41 minutes 25 seconds, a chord of 291.75 feet, and a chord bearing of North 13 degrees 15 minutes 07 seconds East for a length of 291.83 feet to a point; thence continuing on a curve, having a radius of 279.01 feet, a tangent of 75.69 feet, a delta of 30 degrees 21 minutes 21 seconds a chord of 146.10 feet, and a chord bearing of North 00 degrees 51 minutes 40 seconds East for a length of 147.82 feet to a point; thence North 14 degrees 19 minutes 01 seconds west 41.83 feet; thence on a curve having a radius of 432.96 feet, a tangent of 118.82 feet, a delta of 30 degrees 41 minutes 36 seconds, a chord of 229.17 feet, a chord bearing of North 01 degrees 26 minutes 55 seconds East, for a length of 120.00 feet; thence from said point of beginning, and with the easterly margin of Greer road on a curve, having a radius of 432.96 feet, a tangent of 118.82 feet, a

tabbies EXHIBIT A

delta of 30 degrees 41 minutes 36 seconds, a chord bearing of North 01 degrees 26 minutes 55 seconds East, for a length of 100.79 feet to an iron pin, a corner to tract 1 of this survey: thence with the une of tract 1, south 78 degrees 55 minutes 20 seconds East 275.40 feet to a point; thence North 06 degrees 37 minutes 52 seconds East 149.17 feet to a point; thence south 83 degrees 15 minutes 14 seconds East 956.36 feet to a point; thence south 06 degrees 25 minutes 03 seconds West 250.88 feet to a point: thence North 83 degrees 04 minutes 10 seconds West 1,001.68 feet to a point; thence North 80 degrees 21 minutes 02 seconds West 348.61 feet to the point of beginning.

Being the same property conveyed to Deborah Smith by deed from Dutch Fork Capital, LLC of record in Instrument 200708230101168, Register's Office for Davidson County, Tennessee.

The addresses of the above described property 2958 Greer Road, Goodlettsville, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have executed this document this 7th 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 Madison County, Tennessee, as Instrument # 20070823-0101169 and that he, as such trustee, being authorized to do so, executed the foregoing instrument.

Given under my hand and official seal, this the 7th day of February, 2011, at office, in Jackson, Tennessee.

NOTARY PUBLIC

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 $ 74,800.00

Affiant

Subscribed and sworn to before me this the 7th day of February, 2011.

NOTARY PUBLIC

My Commission Expires:
11-18-2013

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