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

BILL GARRETT, Davidson County
Trans:T20120013432 DEEDTRS
Recvd: 02/23/12 14:33 2 pgs
Fees:13.00 Taxes:270.10
20120223-0015919

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 1, 2007, Joseph Robertson executed a Real Estate Deed of Trust, ("Deed of Trust") in favor of Jerry P. Spore, Trustee, to secure a promissory note described therein ("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 # 20071107-0131600 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 January 27, 2012, February 3, 2012, and February 10, 2012, in *Davidson A.M.*, a newspaper published in Davidson County, Tennessee, that the hereinafter described property would be sold at public auction on Friday, February 17, 2012, at 10:00 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 10:00 a.m. on February 17, 2012, and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$73,000.00**, 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 & Parcel 091-07-0-0.900

Land in Davidson County, Tennessee, being Lot No. 1113 and the easterly one-half (½) of Lot No. 1115, of Block 9, on the Plan of No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 1113 and the easterly one-half (½) of Lot No. 1115 adjoin and front together 37-1/2 feet on the northerly margin of Tennessee Avenue and extend back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Robertson Rentals, LLC, by deed from Michael Desire and wife, Betty St. Fleur Desire, of record in Instrument No. 20071107-0131599, in the Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The address of the above described property is 5208 Tennessee Avenue, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, I have executed this document this 17 th day of February, 2012.

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 #20071107-0131600, 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 17 th day of February, 2012, at office, in Jackson, Tennessee.

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 **$73,000.00**

Affiant

Subscribed and sworn to before me this the 17 th day of February, 2012.

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
5208 Tennessee Avenue
Nashville, Tennessee 37209

Person or Agency Responsible
For Payment of Taxes:

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