BILL GARRETT, Davidson County
Trans:T20120013435 DEEDTRS
Recvd: 02/23/12 14:35 2 pgs
Fees:13.00 Taxes:532.80
20120223-0015920

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 May 1, 2007, Ray Presley 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 # 20070604-0066052 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 **$144,000.00,** 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 086-03-0-007.00

Land in Davidson County, Tennessee, being Lot Number 26 on the Plan of Saddlebrooke, as of record in Plat Book 6250, Page 940, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Phillip H. Arnold and wife, Mary E. Arnold by Warranty Deed from J&L Builders, a Partnership, recorded the 17th day of February, 1987 in Book 7137, Page 511; and further conveyed to U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, 2005-5 by Substitute Trustee's Deed from Denise D. Griffin, as Substitute Trustee, Recorded on the 5th day of April 2007 in Instrument No. 20070405-0040985, in the Register's Office of Davidson County, Tennessee.

The address of the above described property is commonly known as 4201 Saddlebrooke Place, Hermitage, Tennessee 37076 a/k/a 4425 Chandler Road, Hermitage, Tennessee 37076.

IN WITNESS WHEREOF, I have executed this document this 17th 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 #20070604-0066052, 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 17th day of February, 2012, at Office, in Jackson, Tennessee.

NOTARY PUBLIC

WANDA M. UBELHOR STATE OF TENNESSEE NOTARY PUBLIC MADISON CO.

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 **$144,000.00.**

Affiant

Subscribed and sworn to before me this the 17th 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
4201 Saddlebrook Place
a/k/a 4425 Chandler Road
Hermitage, Tennessee 37076

Person or Agency Responsible
For Payment of Taxes:

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