BILL GARRETT, Davidson County
Trans:T20120039386 DEEDTRS
Recvd: 05/30/12 11:03 2 pgs
Fees:13.00 Taxes:358.90
20120530-0046622

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 July 24, 2007, Dale Koppel 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 #20070801-0091090 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 April 27, 2012, May 4, 2012, and May 11, 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, May 18, 2012, 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 at 11:00 a.m. on May 18, 2012, and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$97,000.00**, 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: 94-1** **Parcel: 382**

**Being Lot No. 211 on the Map of the Edgefield Land Company's First Subdivision as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 211 fronts 65.0 feet on the southerly side of Long Avenue and runs back between parallel lines with the westerly margin of 16th Street 150.0 feet to an alley.**

**BEING the same property conveyed to Dale Koppel by Warranty Deed of record as Instrument #20070124-0009540, in the Register's Office of Davidson County, Tennessee and then to Nashdale Corporation by deed of record as Instrument #20081205-0118119 in the Register's Office of Davidson County, Tennessee.**

**The address of the above described property is 1520 Long Ave., Nashville, Tennessee 37206.**

IN WITNESS WHEREOF, I have executed this document this 18 th day of May, 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 #20070801-0091090, 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 18 th day of May, 2012, 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 **$97,000.00.**

Affiant

Subscribed and sworn to before me this the 18 th day of May, 2012.

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
1520 Long Avenue
Nashville, Tennessee 37206

Person or Agency Responsible
For Payment of Taxes:

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