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

BILL GARRETT, Davidson County
Trans:T20130018296 DEEDTRS
Recvd: 03/06/13 09:58 2 pgs
Fees:13.00 Taxes:148.00
20130306-0022212

TRUSTEE'S DEED

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

`WHEREAS, on June 15, 2007, James T. Beaird and, wife, Lori D. Beaird 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 Deed of Trust being of record in the Register's Office of Davidson County, Tennessee as Instrument #20070619-0073224 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 February 1, 2013, February 8, 2013 and February 15, 2013, in *Davidson A.M.*, a newspaper published in Davidson County, Tennessee, that the hereinafter described property would be sold at public auction on Friday, March 1, 2013, 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 March 1, 2013, the Grantee bid $40,000.00 and 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 Parcel: 082-03 0- 075.00

Being the southerly 45 feet of Lot No. 36 on the plan of the Shields, Davis Sharpe and Horn's Addition, of record in Book 57, Page 86, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Said part of said Lot No. 36 fronts 45 feet on the westerly side of North Second Street, and is located at 842 North Second Street, in Nashville, Tennessee, formerly Harris Street, and runs back between parallel lines 145 feet, more or less, to an alley.

BEING the same property conveyed to James T, Beaird and Lori D. Beaird by Deed of record as Instrument # 20070619-0073223, in the Register's Office of Davidson County, Tennessee.

The address of the above described property is 842 N. 2nd Street, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, I have executed this document this 4th day of March, 2013.

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 #, Instrument #20070619-0073224 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 4 th day of March, 2013, 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 $ 40,000.00

Affiant

Subscribed and sworn to before me this the 4 th day of March, 2013.

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
842 N. 2nd Street
Nashville, Tennessee 37207

Person or Agency Responsible
For Payment of Taxes:

BancorpSouth Bank
5217 Maryland Way
Brentwood, Tennessee 37027