BILL GARRETT, Davidson County
Trans:T20130022264 DEEDTRS
Recvd: 03/19/13 10:40 2 pgs
Fees:13.00 Taxes:199.80
20130319-0027102

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 February 7, 2007, Renaldo Pruitt and Cheryl Green executed a Real Estate Deed of Trust ("Trust Deed") in favor of Jerry P. Spore, Trustee, to secure a promissory note described therein, 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 #20070213-0018310 and as amended by instrument of record as Instrument #20100602-0042215 Register's Office of Davidson County, Tennessee, 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.

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 15, 2013, February 22, 2013, and March 1, 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 15, 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 15, 2013, and at the place aforesaid in pursuant to said notice; and therefore and having bid the sum of **$54,000.00**, 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 and Parcel #: 092 09 0 349.00

Land in Davidson County, Tennessee, being Lot 54 as shown on the map of the Resubdivision of the Wilcox Property, as shown on the plat of record in Plat Book 421 Page 42, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of the said property.

Being the same property conveyed to Renaldo Pruitt and Cheryl Green by deed record as Instrument # 200702130018309 in the in the Register's Office for Davidson County, Tennessee.

The address of above described property is 3327 Felicia Street, Nashville, Tennessee.

IN WITNESS WHEREOF, I have executed this document this 13 th 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 #20070213-0018310, 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 March, 2013, 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 **$54,000.00.**

Affiant

Subscribed and sworn to before me this the 18 th day of March, 2013.

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
3327 Felicia Street
Nashville, Tennessee 37209

Person or Agency Responsible
For Payment of Taxes:

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