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

BILL GARRETT, Davidson County
Trans:T20130033912 DEEDTRS
Recvd: 04/25/13 09:47 2 pgs
Fees:13.00 Taxes:92.50
20130425-0041032

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 May 12, 2006, Charles H. Butler and Mark Lepera 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 #20060519-0058990 to which reference is hereby made; and

WHEREAS, on April 23, 2007, the said Mark Lepera quitclaimed his interest in the below described property to Charles H. Butler; 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, by order entered on March 6, 2013, in the Bankruptcy case *In re: Charles H. Butler*, Case no.: 12-20114 in the United States Bankruptcy Court for the Eastern District of Pennsylvania, the automatic stay and codebtor stay was lifted to permit the sale of by the Trustee of the below described property; 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 March 29, 2013, April 5, 2013 and April 12, 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, April 19, 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 April 19, 2013, the Grantee bid $25,000.00 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: 081-11 0- 567.00

Being the North 12.5 feet of Lot No. 100 and the south 25 feet of Lot No. 101 on the map of D.T. McGavock and others' addition as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 37.5 feet on the westerly side of 11th Avenue north formerly Fillmore Avenue, and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Charles H. Butler and Mark Lepera by Warranty Deed of record as Instrument # 20060519-0058989, in the Register's Office of Davidson County, Tennessee and Quitclaim Deed from Mark Lepera to Charles H. Butler of record as Instrument #20070423-00477929, in the Register's Office of Davidson County, Tennessee

The address of the above described property is 1629 11th Ave. North, Nashville, Tennessee 37208.

IN WITNESS WHEREOF, I have executed this document this 22 th day of April, 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 # #20060519-0058990 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 22nd day of April, 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 **$ 25,000.00**

Affiant

Subscribed and sworn to before me this the 22nd day of April 2013.

NOTARY PUBLIC

My Commission Expires:

11-18-2013

WANDA M. UBELHOR STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY, TENN.

The owner and address of the Property is:

BancorpSouth Bank
1629 11 Ave. North
Nashville, Tennessee 37208

Person or Agency Responsible
For Payment of Taxes:

BancorpSouth Bank
5217 Maryland Way
Brentwood, Tennessee 37027