BILL GARRETT, Davidson County
Trans:T20130061643 DEEDTRS
Recvd: 07/19/13 09:37 2 pgs
Fees:13.00 Taxes:236.80
20130719-0074785

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," **BANCORPSOUTH BANK, a Mississippi Corporation**, the hereinafter stated, "Grantee":

WHEREAS, on September 29, 2006, Sterling Ventures, LLC executed a 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 Instruments #20061011-0126433 and #20070202-0014172 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; 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 June 21, 2013, June 28, 2013 and July 5, 2013, in the *Tennessean/Davidson AM*, a newspaper published in Davidson County, Tennessee, that the hereinafter described property would be sold at public auction on Friday, July 15, 2013, 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 at 10:00 a.m. on July 15, 2013, the Grantee bid **$64,000.00** 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 Map 072-09-0-065

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Dan Leech Subdivision, as of record in Book 1424, Page70, Register's Office for said County.

INCLUDED in the above described property but SPECIFICALLY EXCLUDED THEREFROM, is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Highways evidenced by Judgment of record in Book 4106, Page 198, Register's Office for Davidson County, Tennessee, Docket No. A-1410, Circuit Court of Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Map of Dan Leech Subdivision, as of record in Book 1424, Page 70, Register's Office of Davidson County, Tennessee. Beginning at a point in the northwesterly corner of the property of Bruce N. Richardson, said point being also on the common boundary line with Juanitah Joyce, thence running easterly 19 feet, more or less, along Richardson's northerly boundary line to a point; thence running South 13 degrees 14 minutes 46 seconds West, 62 feet, more or less, to a point on Richardson's southerly boundary line; thence running easterly 35 feet, more or less, along Richardson's southerly boundary line to a point; thence running northeasterly 56.6 feet along Richardson's westerly boundary line back to the point of beginning, containing 1570 square feet, more or less.

Being the same property conveyed to Sterling Ventures, LLC by deed record as Instrument # 20061011-0126432 in the Register's Office for Davidson County, Tennessee.

The address of the above described property is 1514 Jewel Street, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have executed this document this 15th day of July, 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 in Instrument ##20061011-0126433 and #20070202-0014172 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 15th day of July, 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 **$64,000.00.**

Affiant

Subscribed and sworn to before me this the 15th day of July, 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
1514 Jewel Street
Nashville, Tennessee 37207

Person or Agency Responsible
For Payment of Taxes:

BancorpSouth Bank
5217 Maryland Way
Brentwood, Tennessee 37027