BILL GARRETT, Davidson County
Trans:T20130064539 DEEDTRS
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Fees:13.00 Taxes:1295.00
20130729-0078585

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," **SELENA CRAWFORD**, the hereinafter stated, "Grantee":

WHEREAS, on February 13, 2007, Ron Crawford executed an Open End 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 #20070227-0023998 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 7, 2013, June 14, 2013 and June 21, 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, June 28, 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 June 28, 2013, the Grantee bid $350,000.00 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 160-05 and Parcel #15:

Land in Davidson County, Tennessee, being Lot 109 on the Plan of OAK HILL ESTATES, Section 2 of record in Book 4460 Page 36 and 38 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 Ronald W. Crawford by deed record as Instrument #200701290011973 in the Register's Office for Davidson County, Tennessee.

The address of the above described property is 925 Greenvalley Drive, Nashville, Tennessee 37220.

IN WITNESS WHEREOF, I have executed this document this 28TH day of June, 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 #20070227-0023998 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 28th day of June, 2013, at office, in Jackson, Tennessee.

NOTARY PUBLIC

My Commission Expires:
11-18-2013

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

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, (whichever is greater), is **$350,000.00.**

Affiant

Subscribed and sworn to before me this the 28th day of June, 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:

Selena Crawford
925 Green Valley Drive
Nashville, Tennessee 37220

Person or Agency Responsible
For Payment of Taxes:

Selena Crawford
107 Glen Dale Gardens
Nashville, Tennessee 37~~204~~