BILL GARRETT, Davidson County
Trans:T20130093311 DEEDTRS
Recvd: 10/31/13 12:32 2 pgs
Fees:13.00 Taxes:196.10
20131031-0113139

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

TRUSTEE'S DEED
(4608 Packard Dr.)

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 October 18, 2007, Russell Bowlin and Robert Creecy executed an 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 No. 200 71105-0130101and as modified by Instruments No. 20081112-0112049 and Instrument No. 20101001-0078409, 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 September 27, 2013, October 4, 2013 and October 11, 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, October 18, 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 October 18, 2013, the Grantee bid **$53,000.00** 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:

Parcel I.D. 148 14 0 152.00

Being Lot No. 2 on the Plan of Haywood Forest, Section 2, as shown by plat and survey of record in Plat Book 5200, Page 197 and revised in Plat Book 5200, Page 225, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Creecy and Russell Bowlin by Quitclaim Deed of record by Instrument No. 20110106-0001813, in the Register's Office of Davidson County, Tennessee

The address of the above described property is 4608 Packard Drive, Nashville, Tennessee.

IN WITNESS WHEREOF, I have executed this document this 18TH day of October, 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 No. 200 71105-0130101and as modified by Instruments No. 20081112-0112049 and Instrument No. 20101001-0078409Register'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 18th day of October, 2013, at office, in Jackson, Tennessee.

Wanda M. Ubelhor
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 **$53,000.00.**

Affiant

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

Wanda M. Ubelhor
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
4608 Packard Drive
Nashville, Tennessee 37211

Person or Agency Responsible
For Payment of Taxes:

BancorpSouth Bank
5217 Maryland Way
Nashville, Tennessee 37027