This Instrument Prepared By:

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Davidson County DEEDTRS
Recvd: 03/23/07 14:23 2 pgs
Fees:13.00 Taxes:277.50
20070323-0035433

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Pinnacle National Bank 847 Conference Drive Goodlettsville, Tennessee 37072	Same	Map No. 92-5 Parcel No. 295.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2007.

PATRECE GLENN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires Sept. 25, 2010

Notary Public

My Commission Expires:_____

WHEREAS, by Deed of Trust dated March 30, 2005, and recorded in Instrument No. 20050404-0035917, Register's office for Davidson County, Tennessee, PGF Investments Corp. aka PGF Investments, conveyed to Hugh M. Queener, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20070214-0019001, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in The Nashville Record on March 1, 2007; March 8, 2007 and March 15, 2007; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 23rd day of March, 2007, at 10:00 o'clock a.m. at the front door of the Davidson County Register of Deeds Offices, 501 Broadway, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Pinnacle National Bank, being the highest and best bidder, became the purchaser of said property at and for the sum of Seventy-Five Thousand Dollars ($75,000.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Pinnacle National Bank, the following real estate:

The property herein to be foreclosed is described as follows:

Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled Sam and Emily Lee's subdivision, of record in Plat Book 421, page(s) 191, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PGF Investements by Substitute Trustee's Deed of record in Instrument No. 200403010023536, Register's Office for Davidson County, Tennessee. PGF Investments is an assumed name for PGF Investments Corp, a Tennessee corporation.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all current and future homestead exemption, curtesy and dower, elective or distributive share, valuation, stay, appraisement and marshalling of liens and asset rights relating to the property, as well as all statutory right of redemption, equity of redemption, reinstatement, forebearance or moratorium laws in the maker of said Deed of Trust and all persons claiming through and under said maker.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Pinnacle National Bank, its successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Register's Office. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 23rd day of March, 2007.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, David M. Smythe, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 23rd day of March, 2007.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Sept. 25, 2010