NAME AND ADDRESS OF NEW OWNER:
Pinnacle National Bank
114 West College Street
Murfreesboro, Tennessee 37130

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map/Parcel 136150B01400

TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the indebtedness described in and secured by that certain Deed of Trust executed by Stephen Ezell, to Hugh M. Queener, Trustee, recorded at Instrument No. 20040520-0059109 and as corrected and re-recorded at Instrument No. 20040608-0067659, both of record in the Register's Office of Davidson County, Tennessee, embracing real estate hereinafter described; and Pinnacle National Bank, the holder of said indebtedness having declared the entire unpaid balance immediately due and payable and the same having not been paid; and

WHEREAS, the undersigned being directed so to do by the holder of said debt, advertised said property for sale for a period of twenty one (21) days by publication duly and regularly made in a newspaper in Nashville, Davidson County, Tennessee, and proceeded at the time and place and upon the terms setforth in said advertisement, that is on Tuesday, June 17, 2008 at 1:00 P.M. at outside the door of the Davidson County Register of Deeds which is inside the Gaylord Entertainment Center at 501 Broadway, Suite 501 (enter through the northwest entrance near 6th Avenue South) in Nashville, Tennessee, to offer the hereinafter described property for sale to the highest and best bidder for cash, and free from all homestead exemption and equitable and statutory redemption and whereupon Pinnacle National Bank became the highest, best and last bidder thereon at the bid and sum of Eighty Two Thousand Nine Hundred Three and 45/100 Dollars ($82,903.45) and thereupon was declared to be the purchaser of said property at said amount.

NOW, THEREFORE, in consideration of the premises and the sum of Eighty Two Thousand Nine Hundred Three and 45/100 Dollars ($82,903.45), cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, **Hugh M. Queener, Trustee**, has bargained and sold and does hereby transfer and convey to **Pinnacle National Bank** that certain parcel of real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of a Horizontal Property Regime (Private Element) Phase I, Smith Springs Townhomes, as of record in Book 11700, page 16, as revised in Book 11700, page 42, Register's Office

Davidson County DEEDTRS
Recvd: 06/23/08 09:22 8 pg
Fees:43.00 Taxes:306.74
20080623-0064100

for Davidson County, Tennessee to which plat reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Stephen T. Ezell by deed from Donald K. Yow appearing of record at Instrument No. 20040514-0056650 of said Register's Office.

This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 3401 Anderson Road, Unit 14, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever, together with the benefit of all of the covenants and warranties as contained in the aforesaid Deed of Trust; but the undersigned conveys as Trustee only and is not bound personally upon any of the covenants or warranties.

The above property is further subject to a lien of the Tennessee Department of Revenue, Entity ID IRP 002 595-40-3498, filed for record in Instrument 20080208-0012961, of said Register's Office. The sale of the land advertised above will be subject to the right of the Tennessee Department of Revenue to redeem the land as provided for in T.C.A. §67-1-1433(c)(1). The undersigned further affirms that the notice required by T.C.A. §67-1-1433(b)(1) has been timely given to the State of Tennessee.

The above property is further subject to a Notice of lien Lis Pendens filed for record in Instrument 20071221-0146426, of said Register's Office. The undersigned further affirms that the notice required by T.C.A. §39-11-710(b)(2) has been timely given to the District Attorney General for Davidson County, Tennessee.

Said sale was made for the purpose of satisfying said indebtedness, and was subject to any and all unpaid taxes.

IN WITNESS, WHEREOF, this instrument is executed this the 17th day of June, 2008.

Hugh M. Queener, Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

On this the 17th day of June, 2008, before me personally appeared Hugh M. Queener, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

17th WITNESS MY HAND and official seal at office in Nashville, Tennessee, on the 17th day of June, 2008.

Donnita Sperlich
Notary Public

My commission expires: 5.22.2010

DONNITA SPERLICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 82,903.45, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Hugh M Queener
Affiant

Sworn to and subscribed before me on this 17th day of June, 2008.

Donnita Sperlich
Notary Public

My commission expires: 5.22.2010

DONNITA SPERLICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WHITE & POLK, P.C.

ATTORNEYS AT LAW
107 WEST COLLEGE STREET
MURFREESBORO, TENNESSEE 37130

GEORGE H. WHITE
MARK A. POLK

TELEPHONE: (615) 893-6592
FASCIMILE: (615) 893-9446

May 9, 2008

Via Certified Mail #7006 3450 0000 8333 3663

Tennessee Department of Revenue
Revenue Enforcement Division
Special Procedures Section
P. O. Box 190665
Nashville, Tennessee 37219-0665

RE: Stephen Ezell
3401 Anderson Road, Unit 14
LaVergne, Tennessee 37086
Entity ID: 002 595-40-3498/000

Dear Sir:

Pinnacle National Bank is the owner and holder of a Note dated May 11, 2004, in the original principal amount of $88,000.00 which is secured by a Deed of Trust executed by Stephen Ezell of record in Instrument 20040520-0059109 and as corrected and re-recorded in Instrument 20040608-0067659, of the Register's Office of Davidson County, Tennessee, embracing real property situated in Davidson County, Tennessee and which is more completely described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of a Horizontal Property Regime (Private Element) Phase I, Smith Springs Townhomes, as of record in Book 11700, page 16, as revised in Book 11700, page 42, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a complete and accurate description thereof.
>
> This is improved property having an address of 3401 Anderson Road, Unit 14, Antioch, Tennessee 37013.

The outstanding principal balance plus accrued interest owed on the Note to Pinnacle National Bank is $83,569.21 as of May 9, 2008. In addition to this amount, certain expenses will be incurred at the time of foreclosure. These expenses are estimated charges and are for the following:

Publication cost	$1,200.00
Attorney's fees	750.00
TOTAL DUE	$1,950.00

These estimated charges added to the principal balance and interest accruing to the date of sale total the approximate amount of $86,017.01 that will be due and owing at that time. The address of the party

initiating the foreclosure proceeding is Pinnacle National Bank, 114 West College Street, Murfreesboro, Tennessee 37130. The attorney for the proceeding is George H. White, 107 West College Street, Murfreesboro, Tennessee 37130. I have, also, enclosed a copy of the aforesaid Deed of Trust for your records.

An examination of the public records in the Register's Office of Rutherford County, Tennessee reveals a Notice of the following State Tax Lien:

Instrument 20080208-0012961- Stephen Ezell, Entity ID 002 [redacted]-3498/000

I am enclosing a copy of this lien for your records.

I am, also, enclosing a copy of the Notice of Trustee's Sale (non-judicial Trustee's foreclosure) which discloses that the Notice of Sale will appear in the Davidson A.M. - The Tennessean on May 16, May 23, and May 30, 2008 with the sale date set for June 17, 2008, commencing at 1:00 a.m. outside the door of the Davidson County Register of Deeds which is inside the Gaylord Entertainment Center at 501 Broadway, Suite 501 (enter through the northwest entrance near 6th Avenue South) in Nashville, Tennessee and thereafter proceeding to sell at public outcry said property to the highest and best bidder for cash.

There is situated upon the property a residence building which I understand is not occupied.

Once you have had a chance to process this letter, please send me the appropriate response in accordance with the provisions of T.C.A. §67-1-1433(b)(1).

Thank you for your cooperation.

Very truly yours,

George H. White

Enclosures

GHW/mr

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

May 16, 2008

Mr. George H. White
White & Polk, P.C.
107 West College Street
Murfreesboro, TN 37130

(3401 Anderson Rd. Unit 14)

Re: Foreclosure Sale of Property Owned by: **Stephen Ezell**
Entity Number: **002 595403498**

Dear Mr. White:

This is in reference to your letter dated May 13, 2008 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **June 17, 2008** is **$199,095.65**. (*Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued).*

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (form enclosed), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Sincerely,

Donera Adcox, Account Tech I
Special Procedures Section
Revenue Enforcement Division

DA/enc

c: *file*

WHITE & POLK, P.C.

ATTORNEYS AT LAW
107 WEST COLLEGE STREET
MURFREESBORO, TENNESSEE 37130

GEORGE H. WHITE
MARK A. POLK

TELEPHONE: (615) 893-6592
FASCIMILE: (615) 893-9446

May 9, 2008

Via Certified Mail #7006 3450 0000 8333 3656

Mr. John Zimmermann
Sr. Assistant District Attorney General
Washington Square, Suite 500
222 Second Avenue North
Nashville, Tennessee 37201-1649

RE: State of Tennessee v. Stephen Todd Ezell
3401 Anderson Road, Unit 14
Antioch, Tennessee 37013

Dear Mr. Zimmermann:

Pinnacle National Bank is the owner and holder of a Note dated May 11, 2004, in the original principal amount of $88,000.00 which is secured by a Deed of Trust executed by Stephen Ezell of record in Instrument 20040520-0059109 and as corrected and re-recorded in Instrument 20040608-0067659, of the Register's Office of Davidson County, Tennessee, embracing real property situated in Davidson County, Tennessee and which is more completely described as follows, to-wit:

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Tennessee 37130. The attorney for the proceeding is George H. White, 107 West College Street, Murfreesboro, Tennessee 37130. I have, also, enclosed a copy of the aforesaid Deed of Trust for your records.

An examination of the public records in the Register's Office of Davidson County, Tennessee reveals a Notice of Lien Lis Pendens as follows:

Instrument 20071221-0146426 - State of Tennessee v. Stephen Todd Ezell

I am enclosing a copy of this notice for your records.

I am, also, enclosing a copy of the Notice of Trustee's Sale (non-judicial Trustee's foreclosure) which discloses that the Notice of Sale will appear in the Davidson A.M. - The Tennessean on May 16, May 23, and May 30, 2008 with the sale date set for June 17, 2008, commencing at 1:00 a.m. outside the door of the Davidson County Register of Deeds which is inside the Gaylord Entertainment Center at 501 Broadway, Suite 501 (enter through the northwest entrance near 6th Avenue South) in Nashville, Tennessee and thereafter proceeding to sell at public outcry said property to the highest and best bidder for cash.

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Once you have had a chance to process this letter, please send me the appropriate response in accordance with the provisions of T.C.A. §39-11-710(b)(2).

Thank you for your cooperation.

Very truly yours,

George H. White

Enclosures

GHW/mr