THIS INSTRUMENT PREPARED BY: Larry D. Craig, Attorney, CRAIG & DRAKE, 305 Fourteenth Avenue, North, Nashville, Tennessee 37203

Davidson County DEEDTRS
Recvd: 10/30/08 08:29 3 pgs
Fees:18.00 Taxes:7374.93
20081030-0108176

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Pinnacle National Bank 211 Commerce Street, Suite 300 Nashville, Tennessee 37201 Attn: OREO Department	Same	13007007000

WHEREAS, W & N Investments, LLC, by Deed of Trust (the "Deed of Trust") dated May 19, 2006, transferred and conveyed to Jason K. West, Trustee, the property described in Exhibit A hereto (the "Property"), the Deed of Trust being of record in Instrument No. 20060403-0037249, as modified in Instrument No. 20070223-0022657 and 20070508-0055193, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, the Appointment of Successor Trustee being of record in Instrument No. 20080925-0097385, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve (12:00 p.m.), o'clock, noon, on October 21, 2008, at the Register of Deeds Office for Davidson County, Tennessee, Sommet Center, 501 Broadway, in Nashville, Tennessee, when and where Pinnacle National Bank ("Grantee"), became the last and highest bidder for cash at the price of One Million Nine Hundred Ninety-Three Thousand, Two Hundred Twenty-Five ($1,993,225.00) Dollars.

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Larry D. Craig, Successor Trustee, hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey.

Larry D. Craig, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 29th day of October, 2008.

LARRY D. CRAIG, as Successor Trustee, and not otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Larry D. Craig, Successor Trustee, with whom I am personally acquainted, (or 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 Nashville, Tennessee, this 29th day of October, 2008.

NOTARY PUBLIC

My Commission Expires: 9/25/2010

THOMAS J. DRAKE JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,993,225.00.

AFFIANT

Subscribed and sworn to before me this 29th day of October, 2008.

NOTARY PUBLIC

My Commission Expires: 9/25/2010

THOMAS J. DRAKE JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly part of Lot No. 153 on the plan of Part of Royal Oaks Land Co.'s Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said County, described as follows:

Beginning at the northeast corner of Iroquois Place, formerly 8th Street, and Lynwood Boulevard; thence with the northerly margin of said Place, westwardly 153.7 feet to the southeast corner of the property conveyed to Theodora Scruggs, et al, by deed from Bransford Realty Company, of record in Book 1081, Page 645, said Register's Office; thence with said Scruggs easterly line, northwardly 269 feet to the southerly line of Lot 152; thence with said line eastwardly 221 feet to the westerly margin of Lynwood Boulevard; thence with said Boulevard, southwardly, 295.8 feet to the beginning.

Being the same property conveyed to W & N Investments, LLC by deed from Andrew N. Currey, unmarried, and Melisa P. Currey, unmarried, of record in Instrument No. 20060403-0037248, Register's Office for Davidson County, Tennessee.

This is improved property known as 4300 Iroquois Avenue, Nashville, Tennessee 37205.