NAME AND ADDRESS OF NEW OWNER:
Pinnacle National Bank
211 Commerce Street
Nashville, Tennessee 37201

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 08111033500

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 Phase 10 Management, LLC, to Jason K. West, Trustee, recorded in Instrument No. 20060210-0016711, of the Register's Office of Davidson County, Tennessee, embracing real estate hereinafter described; and Pinnacle National Bank (formerly PrimeTrust 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 at 1:00 P.M. on Monday, October 27, 2008, outside the door of the Davidson County Register of Deeds located at the Gaylord Entertainment Center, 501 Broadway, Suite 501, 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 Thirty Six Thousand Three Hundred Fifty and 00/100 Dollars ($36,350.00) 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 Thirty Six Thousand Three Hundred Fifty and 00/100 Dollars ($36,350.00), cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, **Jason K. West, 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:

> Being the southerly 33 feet of Lot No. 281 (incorrectly described as Lot 261 on previous two (2) deeds) on the Map of McGavock, Wetmore and Others Second Addition called the Addition of the Town of McGavock, as of record in Book 21, page 41, in the Register's Office for said County.

Davidson County DEEDTRS
Recvd: 11/04/08 10:26 3 pg:
Fees:18.00 Taxes:134.50
20081104-0109562

Said southerly part of Lot No. 281 fronts 33 feet on the westerly side of 14th Avenue, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Phase 10 Management, LLC by deed appearing of record in Instrument No. 20060210-0016710, 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 property has an address of 1707 14th Avenue North, Nashville, Tennessee 37208.

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.

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 27th day of October, 2008.

Jason K. West, Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF Davidson)

On this the 27th day of October, 2008, before me personally appeared Jason K. West, 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.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, on the 27th day of October, 2008.

Notary Public

My commission expires: 6/19/2012

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 06/19/2012

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 34,350.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 27th day of October, 2008.

Notary Public

My commission expires: 1/19/10

STATE OF TENNESSEE NOTARY PUBLIC GEORGE H. WHITE SMITH COUNTY