Davidson County DEEDTRS
Recvd: 11/26/08 15:51 3 pgs
Fees:18.00 Taxes:152.55
20081126-0116087

This instrument prepared by:
WILLIAMS & PROCHASKA, P.C.(JRP)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Pinnacle Development Co., Inc. 201 22nd Ave. No. Nashville, TN 37203	Same	150140B01700C0 150140B01800C0 150140B01900C0

SUCCESSOR TRUSTEE'S DEED (Hamilton Lots)

This instrument is made and entered into as of November 7, 2008, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Pinnacle Development Co., Inc..

WHEREAS by Deed of Trust dated May 11, 2007, of record in Instrument No. 20060517-0057746, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), West End Homes, LLC conveyed to Donald R. Barrett, Jr., as Trustee, the hereinafter described real estate, to secure payment to Regions Bank for a promissory note (the "Note"); and

WHEREAS, the lawful holder of the Note, Regions Bank appointed Joseph R. Prochaska to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Instrument No. 20081001-0099553, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the

Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the *City Paper* that the property would be sold at 2:50 pm on November 7, 2008, at the Davidson County Courthouse steps, Nashville, Tennessee, such advertisement appearing in said paper on October 17, 24 and 31, 2008, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to Pinnacle Development Co., Inc. for the price of $41,228.57, this being the highest, last and best bid;

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of $41,228.57, by these presents do transfer to Pinnacle Development Co., Inc., its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being Lots Nos. 17, 18, and 19 of
> Hamilton Church Subdivision, as shown on plat of
> record in Instrument No. 200508310104380, in the
> Register's Office for Davidson County, Tennessee,
> to which plat reference is hereby made for a more
> complete and accurate description of said lots.
>
> Being part of the same property conveyed to West End
> Homes, LLC, by Warranty Deed from Homes by Design,
> LLC by deeds of record in Instrument No. 200605170057739,
> Register's Office for Davidson County, Tennessee.
>
> Property Address: Lot Nos. 17, 18, and 19
> Hamilton Church Subdivision
> Lot 17: 4545 Hamilton Lane, Antioch, Tennessee
> Lot 18: 4549 Hamilton Lane, Antioch, Tennessee
> Lot 19: 4553 Hamilton Lane, Antioch, Tennessee

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Joseph R. Prochaska, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Connie Bembrey a Notary Public of said County and State, Joseph R. Prochaska, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand at office, this the 11th day of November, 2008.

Notary Public
My Commission Expires: 5.8.12

CONNIE BEMBREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is $41,328.52.

Affiant

Sworn to and Subscribed before me this the 11th day of November 2008.

Notary Public
My Commission Expires: 10/16/2011

GERALDINE B. RAMSEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN