Davidson County DEEDWARR
Recvd: 01/29/09 09:40 2 pgs
Fees:13.00 Taxes:1535.50
20090129-0007598

DEED IN LIEU OF FORECLOSURE

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Pinnacle National Bank Attn: Jason K. West 2019 Richard Jones Road Nashville, Tennessee 37215	Same	Map 117-04-0E Parcel 00100CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 415,000.

AFFIANT

Sworn to and subscribed before me

this the 23rd day of January, 2009.

SANDY WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 1-23-10

THIS INDENTURE made this 23rd day of January, 2009, by and between John A. Dace, hereinafter called Grantor and Pinnacle National Bank, hereinafter called Grantee, its successors and assigns;

WITNESSETH: That the Grantor, for and in consideration of the sum of One ($1.00) Dollar in hand paid, and the full satisfaction of the Deed of Trust herein described, does convey and warrant unto said Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A on the Plan of Wildwood Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 200610090125162, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to John A. Dace, married, by deed dated 7-7-6 from Paul B. Curran, Jr., a married man, and Ronald M. Kelly, a married man, of record as Instrument No. 200607240088477, in the Register's Office for Davidson County, Tennessee.

The aforedescribed Unit A is not and has not been the principal residence of the said John A. Dace.

By-laws of Wildwood Townhomes are attached as Exhibit "C" to the aforecited Declaration.

Subject to the rights of others in and to the common areas and/or elements of Wildwood Townhomes; rights or interest of adjoining owner(s) in and to any party wall(s); dedication of easement for sanitary sewer and/or storm drainage to Metropolitan Government in Book 3984, Page 593, Register's Office for Davidson County, Tennessee.

This is improved property known as 1807 Rosewood Avenue, Nashville, Tennessee 37212.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of said state where the above premises are situated.

Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for the deed of trust of record in Instrument No. 20061208-0151858, Register's Office for Davidson County, Tennessee, and 2008 Metro taxes, due and payable. 2009 Metro taxes, not yet due and payable.

THIS DEED is given in full cancellation and satisfaction of that certain Trust Note dated December 7, 2006, given as security applicable to the above-described premises and the indebtedness secured by the deed of trust recorded in the Register's Office for Davidson County, Tennessee, as aforecited, wherein borrowers were John A. Dace and Ralf Kuehn. Grantee joins in this instrument to effectuate release thereof. Pinnacle National Bank is the successor in interest to PrimeTrust Bank by operation of merger and acquisition.

In execution whereof, the parties have executed this instrument on the day and date aforesaid.

GRANTEE:

PINNACLE NATIONAL BANK

BY: _____
JASON K. WEST
TITLE: AREA EXECUTIVE

GRANTOR:

John A. Dace
JOHN A. DACE

STATE OF MICHIGAN
COUNTY OF OAKLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Dace, the within named bargainor, with whom I am personally acquainted, or based upon satisfactory evidence proved to be the persons who executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at New Hudson, MI, Michigan, this the 26th day of January, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 1-12-2013

Notary Public, State of Michigan
County of Livingston
My Commission Expires Jan. 12, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Jason K. West, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Area Executive of Pinnacle National Bank, and that he, as such Area Executive, executed the foregoing instrument for the purposes therein contained, by signing the name of corporation by himself as Area Executive.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of January, 2009.

Sandy Williams
NOTARY PUBLIC

My Commission Expires: 1-23-10

PREPARED BY:

LARRY D. CRAIG
Attorney at Law
305 Fourteenth Avenue, North
Nashville, Tennessee 37203