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

SEND TAX NOTICES TO:
Owner

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

Map/Parcel 162090C71300CO

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 Greg S. Boyer and wife, Kimberly D. Boyer, to R. Dale Floyd, Trustee, of record in Instrument No. 20030311-0031862 and Cross-Collateralization, Modification, Extension and Renewal Agreement record in Instrument No. 20080403-0033908, both of record in the Register's Office of Davidson County, Tennessee, payable to Cavalry Banking embracing real estate hereinafter described; and Pinnacle National Bank (formerly Cavalry Banking), 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 May 11, 2009 at 1:15 P.M. outside the door of the Davidson County Register of Deeds located at Gaylord Entertainment Center, 501 Broadway, Suite 501, Nashville, Tennessee, to offered 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 whereupon Pinnacle National Bank became the highest, best and last bidder thereon at the bid and sum of Forty-One Thousand Two Hundred Fifty and NO/100 Dollars ($41,250.00) 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 Forty-One Thousand Two Hundred Fifty and NO/100 Dollars ($41,250.00), cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, **R. Dale Floyd, Trustee**, has bargained and sold and does hereby transfer and convey to **Pinnacle National Bank**, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, to-wit:

> Being all of Unit A, Lot Number 20, Cedarwood Condominiums, Phase III (Revised), according to survey and plat of record in Plat Book 5200, page 349, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

PICK-UP

BILL GARRETT, Davidson County
Trans:T20090031106 DEEDTRS
Recvd: 05/11/09 13:19 2 pgs
Fees:13.00 Taxes:152.63
20090511-0043129

Being the same property conveyed to GKB Services, LLC by deed from Gregory Boyer and wife, Kimberly Boyer, appearing of record in Instrument No. 20030916-0135967 of the Register's Office of Davidson County, Tennessee. See, also, Instrument No. 20030311-0031861, 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 715 Apple Court, Nashville, Tennessee 37211.

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 11th day of May, 2009.

R. Dale Floyd, Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 11th day of May, 2009, before me personally appeared R. Dale Floyd, 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 Murfreesboro, Tennessee, on the 11th day of May, 2009.

AARON P. GALLAGHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

My Commission Expires MAY 25, 2009

My commission expires: May 25th 2009

Notary Public

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $41,250.00, 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 11th day of May, 2009.

My commission expires: 1/19/10

Notary Public

George H. White STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

MR200909119