BILL GARRETT, Davidson County
Trans:T20090032397 DEEDTRS
Recvd: 05/15/09 15:46 4 pgs
Fees:23.00 Taxes:3145.00
20090515-0045019

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $850,000.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2009. Notary Public My Commission Expires:

JAN O'BRIEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Pinnacle National Bank Attn: Steve Horn 211 Commerce Street, Suite 300 Nashville, TN 37201	Same	011-15-0-A-001.00CO

SUCCESSOR TRUSTEE'S DEED

WHEREAS, EDWARD T. HERBERT, by a Deed of Trust dated September 10, 2007, to Hugh M. Queener, Trustee, (the "Deed of Trust") to secure indebtedness described therein payable to Pinnacle National Bank of record as Instrument No. 20071017-0123235, Register's Office for Davidson County, Tennessee; and

WHEREAS, Wesley D. Turner was appointed Successor Trustee by the owner and holder of said indebtedness by Appointment of Successor Trustee of record as Instrument No. 20090413-0033053, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness; and

WHEREAS, the owner and holder demanded that the property be advertised and sold in satisfaction of said indebtedness, and the costs of foreclosure in accordance with the terms and provisions of said Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the **The Tennessean** on April 24, May 1 and May 8, 2009; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front (south) door of the Davidson County Courthouse located at One Public Square, Nashville, Davidson County, Tennessee, at 11:00 o'clock A.M. on Friday, May 15, 2009, and **PINNACLE NATIONAL BANK** (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of **EIGHT HUNDRED FIFTY THOUSAND AND NO/100 ($850,000.00) DOLLARS**, which sum was set off against the secured indebtedness.

NOW, THEREFORE, Wesley D. Turner, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Building Site 1 on the Plan of Lakewood Farms of record in Book 4860, page 102, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Lakewood Farm, a horizontal property regime established by Master Deed of record in Book 5031, page 812, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward T. Herbert by deed from BBR Marketing, of record at Instrument No. 20071017-0123234, Register's Office for Davidson County, Tennessee.

The street address of this property is 112 Lakeside Drive, Goodlettsville, Tennessee 37072

This conveyance is made subject to:

1. 2008 Metro taxes, plus penalty, interest and costs, and 2009 Metro taxes.

2. Matters shown on Plan of record in Book 4860, page 102, Register's Office for Davidson County, Tennessee.

3. Master Deed and ByLaws establishing a Horizontal Property Regime of Lakewood Farms Condominiums, of record in Book 5031, page 812, Register's Office for Davidson County, Tennessee.

4. Easement for encroachment of garage onto the common elements of Lakewood Farms of record at Book 9574, page 591, Register's Office for Davidson County, Tennessee.

5. Any other matters encumbering the subject property which have a priority over the Deed of Trust.

TO HAVE AND TO HOLD the aforesaid real property free from the equity of redemption, the statutory right of redemption, exemptions of homestead, rights by virtue of marriage, and all other rights and exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Wesley D. Turner, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, and its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this the 15th day of May, 2009.

Wesley D. Turner, Successor Trustee

Wesley D. Turner, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WESLEY D. TURNER, 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 purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 2009.

Jan O'Brien
Notary Public

My Commission Expires:_____

JAN O'BRIEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010