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 13307026300

SUCCESSOR 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 Jerry T. Ladd, Jr. and wife, Ashley L. Ladd, to David Major, Trustee, of record at Instrument No. 20040929-0117141, of the Register's Office of Davidson County, Tennessee, payable to Bank of the South embracing real estate hereinafter described; and Pinnacle National Bank (formerly Bank of the South), the holder of said indebtedness having declared the entire unpaid balance immediately due and payable and the same having not been paid and the undersigned, Hugh M. Queener, having been appointed as Successor Trustee by an instrument duly filed at Instrument No. 20090520-0046379, of said Register's Office; 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 beginning May 29, and continuing on June 5, and June 12, 2009, by publication duly and regularly made in the Davidson A.M. – The Tennessean in Nashville, Davidson County, Tennessee, and proceeded at the time and place and upon the terms setforth in said advertisement, that is on June 22, 2009 at 12:45 P.M. outside the door of the Davidson County Register of Deeds located at the Sommet Center, 501 Broadway, Suite 501, Nashville, Tennessee, to announce the sale was adjourned to June 29, 2009, at the same time and place setforth in said advertisement; and

WHEREAS, on June 29, 2009, at 12:45 P.M. outside the door of the Davidson County Register of Deeds located at the Sommet Center, 501 Broadway, Suite 501, Nashville, Tennessee, the undersigned being directed so to do by the holder of said debt 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 Seventy-Three Thousand Five Hundred and N9/100 Dollars ($73,500.00) and thereupon was declared to be the purchaser of said property at said amount.

BILL GARRETT, Davidson County
Trans:T20090044996 DEEDTRS
Recvd: 07/06/09 10:44 3 pgs
Fees:18.00 Taxes:271.95
20090706-0062432

NOW, THEREFORE, in consideration of the premises and the sum of Seventy-Three Thousand Five Hundred ——— and NO/100 Dollars ($73,500.00), cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, **Hugh M. Queener, Successor 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 Lot No. 83 on the Plan of PARMA HEIGHTS, as of record in Plat Book 2133, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Jerry T. Ladd, Jr. and wife, Ashley L. Ladd, by deed appearing of record at Instrument No. 20040929-0117140, of said the 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 3714 Hewlett Drive, 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 Successor 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 29 day of June, 2009.

Hugh M. Queener, Successor Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF Sumner)

On this the 29 day of June, 2009, before me personally appeared Hugh M. Queener, Successor 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 29 day of June, 2009.

S. Yeiser
Notary Public

SUMMER L YEISER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: 6/28/2010

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $73,500.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Marianne W. White
Affiant

Sworn to and subscribed before me on this 30th day of June, 2009.

George H. White
Notary Public

George H. White
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My commission expires: 1/19/10