BILL GARRETT, Davidson County
Trans:T20090056858 DEEDTRS
Recvd: 08/19/09 14:38 3 pgs
Fees:18.00 Taxes:377.40
20090819-0078194

This instrument prepared by:
Lawless & Associates, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER: BILL:	MAP AND PARCEL NO.:	SEND TAX
Pinnacle National Bank Attn: Special Assets 2019 Richards Jones Road Nashville, TN 37205	Map 173 par. 123.00	New Owner

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Stephen D. Cooper, unmarried by Deed of Trust dated November 7, 2008, transferred to Hugh M. Queener, Trustee certain property described in said Deed of Trust (hereinafter the "Property"), said Deed of Trust being filed for record at Instrument No. 20081205-0117832 and modified by instrument of record at Instrument No. 20090114-0003474, Register's Office for Davidson County, Tennessee (hereinafter referred to as "Deed of Trust"); and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said appointment being filed for record at Instrument No. 20090717-0067359, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid and the lawful owner and holder of the debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required be the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry at 2:00 p.m. on August 17, 2009 at the Sommet Center, 501 Broadway, Nashville, Davidson County, Tennessee when and where **Pinnacle National Bank** (hereinafter the "Grantee") became the last and highest bidder for cash at a price of One Hundred Two Thousand and no/100 Dollars ($102,000.00).

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum state above, the receipt and sufficiency of which are acknowledged, **Thomas W. Lawless, as Substitute Trustee** (and not otherwise) does hereby convey the Property to the Grantee and the Grantee's heirs, successors and assigns.

TO HAVE AND TO HOLD said Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Thomas W. Lawless, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under him, but no further to or to any greater extent. The Property is sold AS IS, WHERE IS AND WITH ALL FAULTS, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MECHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR USE OR PURPOSE. The Substitute Trustee will make no covenant of seisin, marketability of title or warranty of title, express or implied.

THIS conveyance is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments (plus penalties, interest and costs) which exists as a lien against the said Property; any restrictive covenants, easements or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state of federal; and any and all prior deeds of trusts, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale. This sale is also subject to any matter that an inspection and accurate survey of the property might disclose.

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 17th day of August, 2009.

Thomas W. Lawless, as Substitute Trustee, and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Thomas W. Lawless, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he is the appointed Substitute Trustee under the Deed of Trust and as such Substitute Trustee is authorized to execute this instrument and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 2009.

Notary Public

My Commission Expires: 11/7/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $102,000.00.

AFFIANT

Sworn and subscribed before me
this 17th day of August, 2008.

NOTARY
My commission expires:

EXHIBIT "A"

BEING land in Davidson County, Tennessee being shown on the Plat of the John A. Wittes, Jr., et ux, property of record in the Plat Book 5190 page 457, said Register's Office, and being described as follows:

BEGINNING in the northerly margin of Barnes Road at the southeast corner of Lot No. 398 on the plan of Section I, Monte Carlo Estates, of record in Book 4675, page 68, said Register's Office; thence with the easterly lines of Lot Nos. 398, 396 and 395 on said plan, north 09 degrees 06 minutes 16 seconds east 241.68 feet to the most westerly southwest corner of the property conveying to Clyde E. O'Brien, Sr., ct tax, by deed from I.E. Moore, etal, of record in Book 3068, page 390, said Register's Office; thence with the southerly line of the westerly portion of said O'Brien's property south 88 degrees 21 minutes 12 seconds east 139.05 feet to an iron pin at the northwest corner of that portion of the property conveyed to Alice D. Elliott by deed from Lucy Jones, of record in Book 3617, page 441, said Register's Office, remaining after said Elliott's conveyance of the property herein described; thence with the westerly line of said Elliott's remaining property south 09 degrees 06 minutes 16 seconds west 259.58 feet to an iron pin in the northerly margin of Barnes Road: thence with the northerly margin of Barnes Road north 80 degrees 57 minutes 23 seconds west 137.88 feet to the point of beginning, containing 0.797 acres more or less.
Being the same property conveyed to STEPHEN COOPER by deed from ROBERT W. WOOD, JR, MARRIED of record as Instrument No. 20080924-0097178, dated September 22, 2008, said Register's Office.

The address of the property is, upon best information and knowledge, believed to be 1324 Barnes Road, Antioch, Davidson County, TN 37013