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 00200007800002 (Davidson)
Map & Parcel 00200007800001 (Davidson)
Map & Parcel 132L-A-04501 (Robertson)

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 Howard Caughron and wife, Marguerite Caughron, to David Major, Trustee, of record in Record Book 895, page 679, as modified in Record Book 1313, page 64, both of record in the Register's Office of Robertson County, Tennessee, and in Instrument No. 20031006-0146803, as modified in Instrument No. 20090406-0030967, and as corrected in Instrument No. 20090421-0036164, all of record in 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, M. Glenn Layne, having been appointed as Successor Trustee by an instrument duly filed in Book 1330, page 878, of the Register's Office of Robertson County, Tennessee, and in Instrument No. 20090731-0071580, of the Register's Office of Davidson County, Tennessee; 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 August 7, and continuing on August 14, and August 21, 2009, by publication duly and regularly made in the Davidson A.M. – The Tennessean in Ridge Top, Davidson County, Tennessee, and proceeded at the time and place and upon the terms setforth in said advertisement, that is on September 4, 2009 at 10:00 A.M. outside the door of the Davidson County Register of Deeds located at the Sommet Center, 501 Broadway, Suite 501, Nashville, Tennessee; 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 August 12, and continuing on August 19, and August 26, 2009, by publication duly and regularly made in the Robertson County Times in Ridge Top, Robertson County, Tennessee, and proceeded at the time and place and upon the terms setforth in said advertisement, that is on September 4, 2009 at 11:15 A.M. at the front door of the courthouse (public square) in Springfield, Robertson County, Tennessee; and

WHEREAS, 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,

BILL GARRETT, Davidson County
Trans:T20090062075 DEEDTRS
Recvd: 09/10/09 10:18 3 pgs
Fees:18.00 Taxes:277.50
20090910-0084761

best and last bidder thereon at the bid and sum of Seventy Five Thousand and 00/100 Dollars ($75,000.00) 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 Seventy Five Thousand and 00/100 Dollars ($75,000.00), cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, **M. Glenn Layne, 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 Robertson and Davidson Counties, Tennessee, to-wit:

> Being and lying in the 12th Civil District of Robertson County, Tennessee and in the 10th Civil District of Davidson County, Tennessee, west of and adjacent to U.S. Highway #41 and south of and adjacent to Old Springfield Highway, being more particularly described as follows:
>
> Beginning at an iron pin set in the south R.O.W. of Old Springfield Highway, said iron pin being the NE corner of Jeffery Pennington as recorded in Deed Book 350, page 430, Register's Office for Robertson County, Tennessee, and being the northernmost NW corner of the tract being descried, thence leaving Pennington with said south R.O.W., S 89°54'50" E 249.22 feet to the point of interest of said South R.O.W. of Old Springfield Highway and the west R.O.W. of U.S. Highway 41, said point being the NE corner of the tract being described, thence with said west R.O.W. of U.S. Highway 41 S 23°42'52" E 233.09 feet to a point, S 2°23'55" E 124.50 feet to an iron pin found, said iron pin being the NE corner of Edward C. Binkley as recorded in Deed Book 5643, page 458, Register's Office for Davidson County, Tennessee, and being the SE corner of the tract being described; thence leaving said west R.O.W. with Binkley S 87°31'00" W 215.56 feet to an iron pin set, said iron pin being the NW corner of Binkley; thence continuing with Binkley S 11°56'00" W 537.58 feet to an iron pin set; said iron pin being in the east boundary of Julius Palmer as recorded in Deed Book 5238, page 456, Register's Office for Davidson County, Tennessee, and being the SW corner of the tract being described; thence leaving Binkley with Palmer N 13°37'07" W 549.06 feet to an iron pin found, said iron pin being the NE corner of Palmer and being the SE corner of James L. Cook as recorded in Deed Book 334, page 371, Register's Office for Robertson County, Tennessee, and being the SW corner of Pennington and being the westernmost NW corner of the tract being described; thence leaving Palmer and Cook with Pennington S 77°45'01" E 62.00 feet to an iron pin found, said iron pin being the SE corner of Pennington; thence continuing with Pennington N 27°41'59" E 188.40 feet to an iron pin found, N 12°17'00" W 190.56 feet to the point of beginning and containing 3.85 acres as surveyed by Kenneth Carroll, R.L.S. TN License Number 1335, April 5, 2002.
>
> Being the same property conveyed to Howard L. Caughron and wife, Marguerite Caughron, by deed appearing of record in Deed Book 204, page 339, of the Register's Office of Robertson County, Tennessee and in Deed Book 5236, page 935, of the Register's Office of Davidson County, Tennessee.
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> 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.
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> This property is generally known as Old Springfield Highway and U.S. Highway 41, Ridgetop, Tennessee 37152.

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 4th day of September, 2009.

M. Glenn Layne, Successor Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 4th day of September, 2009, before me personally appeared M. Glenn Layne, 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 Murfreesboro, Tennessee this 4th day of September, 2009.

Notary Public

My commission expires: 4-16-2011

DEBORAH J. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.
My Commission Expires APR. 16, 2011

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $95,000.00, 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 4th day of September, 2009.

Notary Public

My commission expires: 4-16-2011

DEBORAH J. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.
My Commission Expires APR. 16, 2011

MR200909316