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

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

SEND TAX NOTICES TO:
Owner

Map/Parcel 11910009100

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 K&S Group, LLC to Hugh M. Queener, Trustee, recorded in Instrument No. 20060613-0070148, as modified in Instrument No. 20070622-0074801, and as assumed by MICHAEL BRYAN KRABAUSANOS by Assumption Agreement With Release recorded in Instrument No. 20080915-0093837, all of record in the Register's Office of Davidson County, Tennessee, embracing real estate hereinafter described; and Pinnacle National Bank, 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 beginning September 4, and continuing on September 11, and September 18, 2009, 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 at 1:00 P.M. on the 28th day of September, 2009, outside the door of the Davidson County Register of Deeds located at the Sommet Center, 501 Broadway, Suite 501, Nashville, Tennessee, to offer 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 and whereupon Pinnacle National Bank became the highest, best and last bidder thereon at the bid and sum of One Hundred Fifty Thousand —— and No /100 Dollars ($150,000.00) 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 One Hundred Fifty Thousand —— and No/100 Dollars ($150,000.00), cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, **Hugh M. Queener, 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:

PICK-UP

BILL GARRETT, Davidson County
Trans:T20090065876 DEEDTRS
Recvd: 09/28/09 13:07 3 pgs
Fees:18.00 Taxes:555.00
20090928-0089822

LAND in Davidson County, Tennessee, being Lot No. 72, on the Plan of Hidden Acres Subdivision, according to plat appearing of record in Book 1130, page 89, of the Register's Office of Davidson County, Tennessee, and being described as follows:

BEGINNING at a point in the westerly margin of Hartford Drive, being the northeasterly corner of the within described lot and the southeasterly corner of Lot 71; thence along the margin of Hartford Drive in a generally southerly direction 44.5 feet to a point; thence continuing along the westerly margin of Hartford Drive in a generally southerly direction 78.0 feet to a point; thence around a curve to the right, said curve having a radius of 20.0 feet or a distance of 31.4 feet to a point; thence along the northerly margin of Thompson Lane 121.2 feet to a point, said point being the southwesterly corner of the within described lot and the southeasterly margin of Lot 73; thence leaving the northerly margin of Thompson Lane and running in a generally northerly direction 166.7 feet to a point, thence running in a general easterly direction 163.8 feet to the point of beginning.

INCLUDED in the above description buy specifically EXCLUDED there from is the following described property:

Being a 10 foot strip along the westerly side of Lot 72 on the Plan of Hidden Acres Subdivision, of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee, described according to a survey made October 7, 1959, by T.R. Sanford, Surveyor as follows:

BEGINNING in a northerly margin of Thompson Lane, being the southwesterly corner of Lot 72 (being also the southeasterly corner of Lot No. 73 on said Plan), and running thence northwardly along the common line between Lots 72 and 73, 166.7 feet to an iron pin at the southwesterly corner of Lot 71 on said Plan; thence easterly ten feet, more or less, along the southerly line of Lot No. 7 to the intersection of the broken line showing a 10-foot utility easement on Lot No. 72; thence southwardly along said broken line, parallel to and ten feet distance from the easterly line of Lot No. 73, 165 feet, more or less, to the northerly margin of Thompson Lane; thence westwardly, along the northerly margin of Thompson Lane, ten feet, more or less, to the beginning.

Being the same property conveyed to K & S Group, LLC by deed from Michale Bryan Krabousanos appearing of record in Instrument No. 20060613-0070147, of the Register's Office of Davidson County, Tennessee.

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 property is generally known as 2825 Hartford Drive, Nashville, Tennessee 37210.

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 28th day of September, 2009.

Hugh M. Queener, Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF Tennessee)

On this the 28th day of September, 2009, before me personally appeared Hugh M. Queener, 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.

28th WITNESS MY HAND and official seal at office in Nashville, Tennessee, on the 28th day of September, 2009.

Notary Public

My commission expires: 1-9-2012

NANCY J. LIVEZEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 150,000.00, 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 28th day of September, 2009.

Notary Public

My commission expires: 1/19/10

George H. Wilt Notary Public STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

MR200909352