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 15700005100

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 John D. Gruber and wife, Nancy Dewitt Gruber, to Hugh M. Queener, Trustee, recorded in Instrument No. 20090313-0022867, of 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 November 30, and continuing on November 6, and November 13, 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 1:45 P.M. on the 23rd day of November, 2009, outside the door of the Davidson County Register of Deeds located at the Sommet Center, 501 Broadway, 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 Five Hundred Two Thousand Five Hundred and 00/100 Dollars ($502,500.00) 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 Five Hundred Two Thousand Five Hundred and 00/100 Dollars ($502,500.00), 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:

> Land in Davidson County, Tennessee, being Lot No. 2, Devonshire Manor, Section One, of record in Plat Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to John D. Gruber, Jr. and wife, Nancy D. Gruber, by deed appearing of record in Book 9484, page 355, of the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090080120 DEEDTRS
Recvd: 11/25/09 10:41 2 pgs
Fees:13.00 Taxes:1859.25
20091125-0108412

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 has an address of 2421 Old Hickory Boulevard, Nashville, Tennessee 37221.

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 23rd day of November, 2009.

Hugh M. Queener, Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF Davidson)

On this the 23rd day of November, 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.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, on the 23rd day of November, 2009.

ESTA H. STITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My commission expires: 7/24/2010

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $502,500.00, 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 24 day of November, 2009.

George H. White STATE TENNESSEE NOTARY PUBLIC Rutherford County

Notary Public

My commission expires: 1/19/10