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 02800009700

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 Richard A. Gaines and wife, Paula P. Gaines, and Betty S. Gaines, to Jason K West, Trustee, of record in 20060921-0117199, of the Register's Office of Davidson County, Tennessee, payable to PrimeTrust Bank, embracing real estate hereinafter described; and Pinnacle National Bank (formerly PrimeTrust 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 February 12, and continuing on February 19, and February 26, 2010, 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 March 8, 2010 at 1:10 P.M outside the door of the Davidson County Register of Deeds located at the Sommet Center, 501 Broadway, 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 Five Hundred Ten Thousand and NO/100 Dollars ($519000.00) 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 Ten Thousand and NO/100 Dollars ($510,000.00), cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, **Jason K. West, 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:

> BEGINNING at an iron pin in the North edge of Gray Point Road; thence leaving the road and continuing with a fence N. 35 W. 1750.2 feet to an iron pin, thence with said fence N. 45 E. 801.4 feet to an iron pin in branch, Pemberton's corner; thence with said branch and Pemberton's line as follows: S. 79 deg. 30' E. 253 feet to an iron pin; S. 50 E. 220 feet to an iron pin; N. 79 deg. 30' E. 373.2 feet to an iron pin and S. 72 deg. 30' E. 150 feet to an iron pin; thence, leaving branch and Pemberton's line S. 1 W. 381 feet to an iron pin; S. 9 E. 1010 feet to an iron pin in the North edge of said Gray Point Road; thence with the north edge of said road S. 65 W 278 feet to an iron pin and S. 58 deg. 30'

BILL GARRETT, Davidson County
Trans:T20100013723 DEEDTRS
Recvd: 03/08/10 13:16 2 pgs
Fees:13.00 Taxes:1887.00
20100308-0017692

W. 500 feet to the point of beginning, according to survey of John B. Bates, made November 12, 1970.

Being the same property conveyed to Richard A. Gaines and wife, Paula P. Gaines, and Betty S. Gaines, by deed appearing of record in Instrument No. 20060921-0117198, of said 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 property has an address of 4650 Grays Point Road, Joelton, Tennessee 37080.

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 8th day of March, 2010.

Jason K. West, Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF Davidson)

On this the 8th day of March, 2010, before me personally appeared Jason K. West, 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 8th day of March, 2010.

Notary Public

JOHN R. SMILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 11/22/2010

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $510,000.00, 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 _____ day of March, 2010.

Notary Public

My commission expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$510,000.00 Dwight H. White
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 8th DAY OF March 2010
Brandi Wells
Deputy Register

MR-2010-10037