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 149 00 0 208.00
Map/Parcel 149 00 0 214.00

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 Lisa M. Eads and husband, William J. Eads, Jr. a/k/a William M. Eads, to Hugh M. Queener, Trustee, of record in Instrument No. 20060830-0107272, 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 the undersigned, George H. White, having been appointed as Successor Trustee by an instrument duly filed in Instrument No. 20100305-0017149, of said Register's Office; 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 April 30, and continuing on May 7, and May 14, 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 May 24, 2010 at 1:00 P.M. outside the door of the Davidson County Register of Deeds located at the Bridgestone Arena, 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 Three Hundred Ninety-One Thousand Sixty-Two and NO/100 Dollars ($391,962.00) 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 Three Hundred Ninety-One Thousand Sixty-Two and NO/100 Dollars ($391,962.00), cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, **George H. White, Successor Trustee**, has bargained and sold and does hereby

BILL GARRETT, Davidson County
Trans:T20100031079 DEEDTRS
Recvd: 05/24/10 13:13 3 pgs
Fees:18.00 Taxes:1450.26
20100524-0039869

MR-2010-10066

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:

TRACT NO. I: 1721 Rural Hill Road, Antioch, TN 37013

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey prepared by C. Michael Moran, RLS #970, dated July 20, 1998, 535 Benzing Road, Antioch, TN 37013, as follows:

Beginning at an iron rod in the westerly margin Rural Hill Road, the corner of Lisa H. Eads and husband, William J. Eads, of record in Instr. No. 20021120-0144473, RODC, TN, N 85 deg. 49' 22" W, 734.47 feet to an existing iron rod; thence S 3 deg 10' 43" W, 174.90 feet to an existing iron rod, and continuing on the same line, S 3 deg. 13' 25" W, 174.42 to an existing iron rod; thence N 86 deg. 35' 21" W, 287.55 feet to an existing iron rod; thence N 3 deg. 50' 55" E, 839.35 feet to an existing iron rod; thence S 86 deg. 01' 35" E, 929.12 feet to a new iron rod; thence with a new line as follows: S 11 deg. 04' 07" E, 35.82 feet, S 78 deg. 55' 53" W, 2.50 feet, S 22 deg. 34' 02" E, 100.37 feet, thence N 78 deg. 18' 52" E, 2.50 feet, thence with a curve to the right S 15 deg. 05' 57" E, a chord of 64.66' tangent of 32.39' radius of 543.00 and length of 64.70, thence with a curve to the right S 5 deg. 07' 14" E, a chord of 124.74' a tangent of 62.78' a radius of 545.50 and length of 125.01 feet, N 88 deg. 33' 19" W, 8.00 feet, thence with curve to the right, S 3 deg 19' 32" w, a chord of 35.29' a tangent of 17.65' a radius of 537.50' and a length of 32.29 feet, S 84 deg. 47' 37" E, 8.00 feet; thence S 5 deg. 12' 23" W, 31.77 feet to the point of beginning, containing 13.46 acres, more or less.

Being the same property conveyed to Lisa M. Eads and husband, William J. Eads, Jr. by deed from Phillip H. Prince of record in Instrument No. 20040825-0102911, of the Register's Office of Davidson County, Tennessee.

TRACT NO. II: 1265 Rural Hill Road, Antioch, TN 37013

Land in the 2nd Civil District of Davidson County, Tennessee, and described according to a survey made by C. Michael Moran, RLS #970, dated 7/20/98 and updated 3/28/01, as follows:

Beginning at a point in the westerly margin of Rural Hill Road, at a common corner of property herein conveyed and Phillip H. Prince Property; thence N 85 deg. 49' 22" West 734.47 feet to an iron pin; thence S 3 deg. 10' 43" West, 174.90 feet to an iron pin; thence N 85 deg. 50' 54" W, 744.73 feet to an iron pin; thence S 2 deg. 55' 08" West, 174.58 feet with the westerly margin of Rural Hill Road to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Lisa M. Eads and husband, William M. Eads by deed from Phillip H. Prince of record in Instrument No. 20021120-0144473, of the Register's Office of Davidson County, Tennessee. William M. Eads is one and the same person as William J. Eads, Jr.

This conveyance is subject to all restrictions, conditions, reservations and covenants of record; and to the zoning regulations of the appropriate governmental body.

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 24th day of May, 2010.

George H. White, Successor Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 24th day of May, 2010, before me personally appeared George H. White, 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, on the 24th day of May, 2010.

Notary Public

My commission expires: 3-20-11

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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 $391,962.00, 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 24th day of May, 2010.

Notary Public

My commission expires: 3-20-11

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY