NAME AND ADDRESS OF NEW OWNER:
Pinnacle National Bank
Attn: OREO Department
150 Third Avenue South
Nashville, Tennessee 37201

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 163070A04100CO

**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 Weldon Homes, LLC to Hugh M. Queener, Trustee, of record in Instrument No. 20090904-0083394, 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. 20100819-0065591, 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 September 3, and continuing on September 10, and September 17, 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 September 28, 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 One Hundred Forty-Two Thousand Two Hundred Eighty-Two ——— and 26 /100 Dollars ($146,282.26) 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 Forty-Two Thousand Two Hundred Eighty-Two ——— and 26 /100 Dollars ($146,282.26), 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 transfer and convey

BILL GARRETT, Davidson County
Trans:T20100061042 DEEDTRS
Recvd: 09/28/10 13:07 6 pgs
Fees:33.00 Taxes:541.24
20100928-0077162

MR-2010-10010

to **Pinnacle National Bank**, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, to-wit:

> Land in County, Tennessee, being Lot No. 41 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument No. 20080312-0025065, as revised in Instrument No. 20080603-0056596, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Weldon Homes, LLC appearing of record in Instrument No. 20090904-00383393, 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 1850 Wild Oaks Court, Antioch, Tennessee 37013.

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.

The sale of the land is subject to the right of the Tennessee Department of Revenue to redeem the land as provided for in T.C.A. §67-1-1433(c)(1). Copies of the notice required by T.C.A. §67-1-1433(b)(1) given to and the reply from the State of Tennessee are attached as Exhibits hereto.

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, 2010.

George H. White

George H. White, Successor Trustee

STATE OF TENNESSEE )
ss.
COUNTY OF RUTHERFORD )

On this the 28th day of September, 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 28th day of September, 2010.

Mary M. Richardson
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 $146,282.26, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

George H. White
Affiant

Sworn to and subscribed before me on this 28th day of September, 2010.

Mary M. Richardson
Notary Public

My commission expires: 3-20-11

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

# WHITE & POLK, P.C.

ATTORNEYS AT LAW
107 WEST COLLEGE STREET
MURFREESBORO, TENNESSEE 37130

GEORGE H. WHITE
MARK A. POLK

TELEPHONE: (615) 893-6592
FACSIMILE: (615) 893-9446

August 25, 2010

Via Certified Mail #7010 0290 0003 0992 0662

Tennessee Department of Labor & Workforce Development
Employment Security Division
Employer Accts-Delinquency Control
220 French Landing Drive
Nashville, Tennessee 37243

RE: Weldon Homes, LLC
Account No.: 0711-673 5
Lien No.: 10-3498
County: Davidson

Dear Sir:

Pinnacle National Bank is the owner and holder of a Note dated August 18, 2009, in the original principal amount of $152,800.00 which is secured by a Deed of Trust executed by Weldon Homes, LLC of record in Instrument No. 20090904-0083394, of the Register's Office of Davidson County, Tennessee, embracing real property situated in Davidson County, Tennessee and which is more completely described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 41 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument No. 20080312-0025065, as revised in Instrument No. 20080603-0056596, said Register's Office, to which reference is hereby made for a more complete description.

This property is has an address of 1850 Wild Oaks Court, Antioch, Tennessee 37013.

The outstanding principal balance plus accrued interest owed on the Note to Pinnacle National Bank is $152,847.27 as of September 28, 2010. In addition to this amount, certain expenses will be incurred at the time of foreclosure. These expenses are estimated charges and are for the following:

| | |
|---|---|
| Publication cost . . . . . | $ 1,000.00 |
| Attorney's fees . . . . . | $ 1,800.00 |
| TOTAL DUE . . . . . | $2,800.00 |

These estimated charges added to the principal balance and interest accruing to the date of sale total the approximate amount of $155,647.27 that will be due and owing at that time. The address of the party initiating the foreclosure proceeding is Pinnacle National Bank, 114 West College Street, Murfreesboro, Tennessee 37130. The attorney for the proceeding is George H. White, White & Polk, P.C., 107 West

College Street, Murfreesboro, Tennessee 37130. I have, also, enclosed a copy of the aforesaid Deed of Trust for your records.

An examination of the public records in the Register's Office of Davidson County, Tennessee reveals a Notice of the following State Tax Lien:

Employer: Weldon Homes, LLC
Account No.: 0711-673 5
Lien No.: 10-3498
County: Davidson

I am enclosing a copy of this lien for your records.

I am, also, enclosing a copy of the Notice of Successor Trustee's Sale (non-judicial Trustee's foreclosure) which discloses that the Notice of Sale will appear in the Davidson A.M. on September 3, September 10, and September 17, 2010, with the sale date set for September 28, 2010, commencing at 1:00 p.m. at the outside the door of the Davidson County Register of Deeds located at the Bridgestone Arena, 501 Broadway, Nashville, Tennessee, and thereafter proceeding to sell at public outcry said property to the highest and best bidder for cash.

There is situated upon the property residence buildings which I understand are partially occupied.

Once you have had a chance to process this letter, please send me the appropriate response in accordance with the provisions of T.C.A. §67-1-1433(b)(1).

Thank you for your cooperation.

Very truly yours,

George H. White

Enclosures

mr

STATE OF TENNESSEE
DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT
EMPLOYMENT SECURITY DIVISION
Legal Office
220 French Landing, 3B
Nashville, Tennessee 37243
(615) 741-3170
(615) 532-7386 FAX

September 1, 2010

Mr. George H. White
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, TN 37130

RE: Property of Weldon Homes, LLC
TDLWD Acct. #0711-673 5
TDLWD Lien #10-3498 (Davidson County)
Notice of Successor Trustee's Sale

Dear Mr. White:

Your letter of August 25, 2010, is acknowledged, along with the attendant Notice of Successor Trustee's Sale, and this will respectfully advise:

1. That said Notice is accepted as being timely and adequate; and,

2. That the amount of delinquent unemployment taxes, penalty and interest computed to date of sale is $270.25.

It is requested that you further advise us after the sale regarding: (i) actual proceeds of sale; (ii) net mortgage balance owed to the foreclosing creditor; (iii) sale costs; (iv) other liens, and this Agency's apparent position of priority with respect to same; and, (v) your proposed distribution of sale proceeds.

Should you have further questions regarding this matter, please let us know.

Sincerely,

Alfred M. Smith, Jr.
Counsel to Commissioner

AMS:PDR

cc: Employer Accounts