BILL GARRETT, Davidson County
Trans:T20100066209 DEEDTRS
Recvd: 10/19/10 13:13 5 pgs
Fees:28.00 Taxes:9990.00
20101019-0083649

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SUCCESSOR TRUSTEE'S DEED

Address New Owner(s)	Send Tax Bills To	Map & Parcel Nos.
Pinnacle National Bank 150 Third Ave. South Suite 900 Nashville, TN 37201 Attn.: Jason K. West	Same	Map 93-6-4, Parcel Nos. 15, 39 and 40

WHEREAS, by that certain Deed of Trust dated June 4, 2008, of record as Instrument No. 20080604-0057502, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), SSI-NASHVILLE, LLC, a Tennessee limited liability company, conveyed the real property described on attached Exhibit A, which is incorporated herein by reference, together with the other property described in the Deed of Trust (collectively, the "Property") to Hugh M. Queener, Trustee ("Trustee"), to secure payment of the indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, by Appointment of Successor Trustee dated July 15, 2010, of record as Instrument No. 20100719-0056175, said Register's Office, Michael A. Stewart was appointed Successor Trustee under the Deed of Trust (the "Successor Trustee"); and

WHEREAS, default occurred under the terms and conditions of the Deed of Trust; and

WHEREAS, at the request of the lawful owner and holder of the Indebtedness, the Successor Trustee gave notice of the time and place of a sale of the Property, all in accordance with the Deed of Trust and the laws of the State of Tennessee, by publishing a notice of sale in the *Davidson A.M.* section of the *Tennessean*, a newspaper published in Davidson County, Tennessee, said notice being first published on September 24, 2010 and thereafter published on October 1, 2010 and October 8, 2010, with said notice advertising the sale of the Property to be held on October 15, 2010, at 11:00 A.M.; and

WHEREAS, on October 15, 2010, at 11:00 A.M. at the Davidson County Register of Deeds main entrance to the Bridgestone Arena, 501 Broadway, Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the Property was offered for sale in the manner provided in said notice and in the Deed of Trust, and the Successor Trustee received a bid of Two Million Seven Hundred Thousand and No/100ths Dollars ($2,700,000.00), which bid

was the last, highest and best bid, and payment has been made by credit upon the Indebtedness, the receipt of which is hereby acknowledged.

NOW, THEREFORE, in consideration of the foregoing and of the sum bid and paid as provided herein, I, Michael A. Stewart, Successor Trustee, hereby bargain, sell, transfer and convey the Property unto Pinnacle National Bank, a national banking association, and its successors and assigns ("Grantee");

TO HAVE AND TO HOLD the Property, together with the estate, title and interest of Successor Trustee therein and all hereditaments, easements, appurtenances and improvements thereto belonging, to the Grantee in fee simple forever, free from the right of redemption (statutory or otherwise), the equity of redemption, homestead, dower, elective or distributive share, any right of appraisement or valuation and all other rights and exemptions of the grantor of the Deed of Trust, all of which were expressly waived therein, and subject only to liens, easements, encumbrances, liens for property and other taxes, rights of redemption of taxing entities and other matters that are prior in right to the lien and security title of the Deed of Trust. Without limiting the foregoing, the Property is or may be subject to the terms and provisions of the Capital Mall Redevelopment Project as set out in Metro Council Bill Nos. 77-716; 82-845; 87-1695; 91-1567; 93-774; 97-755; 98-1187; and BL2002-1003; and of record in Book 7423, page 374; Book 8027, page 865; Book 9208, page 613; Book 10512, page 464; as amended by Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, Register's Office for Davidson County, Tennessee.

This is improved property known as 329 Broadway, Nashville, Tennessee

I, Michael A. Stewart, Successor Trustee, hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so as Successor Trustee, and subject only to the matters herein expressly reserved, I hereby warrant the title to the Property against the lawful claims of all persons claiming by, through or under me as such Successor Trustee, but not further or otherwise.

WITNESS my hand as Successor Trustee on this 15th day of October, 2010.

Michael A. Stewart, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $2,700,000.00.

Affiant

Sworn to and subscribed before me this 15th day of October, 2010.

Notary Public

My commission Expires: 8-23-2011

BRENDA REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Michael A. Stewart, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of October, 2010.

Notary Public

My commission Expires: 8-23-2011

BRENDA REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

[Property Description]

Land in Nashville, Davidson County, Tennessee, being more particularly described as follows:

Being three tracts of land in the central portion of Davidson County lying in the 6th Councilmanic District of Nashville, Tennessee. Bounded on the North by right-of-way of Broadway, having a 104' public right-of-way, also on the North by Lufay Anderson Sweet, II as recorded in Deed Book 8977, page 826 and Instrument No. 200301150006649, Register's Office for Davidson County (RODC) and on the East by Alton Ross, Jr. & Timothy S. Smith as recorded in Instrument No. 200308010109560, RODC, on the South by Cumberland Trust & Investment Co., Trustee as recorded in Instrument No. 200504260046488, RODC, on the West by right-of-way of 4th Avenue South, having a 72' public right-of-way, Tract being more particularly described as follows:

Beginning at an existing PK nail at the Northwest corner of tract being described, said point also being at the Intersection of the southern right-of-way of Broadway and the eastern right-of-way of 4th Avenue South and also being the POINT OF BEGINNING;

THENCE with said southern right-of-way of Broadway North 62 degrees 07 minutes 55 seconds East for a distance of 46.21 feet to a point, said point lying on a common wall of Parcel 15 & 17;

THENCE leaving the right-of-way of Broadway and along the common wall South 27 degrees 19 minutes 57 seconds East for a distance of 90.00 feet to a point;

THENCE continuing along the common wall North 62 degrees 07 minutes 55 seconds East for a distance of 23.79 feet to a point;

THENCE continuing along the common wall South 27 degrees 19 minutes 57 seconds East for a distance of 25.88 feet to an existing PK nail on the southern property line of Lufay Anderson Sweet, II;

THENCE along the southern property line of Lufay Anderson Sweet, II, North 62 degrees 51 minutes 08 seconds East for a distance of 40.21 feet to a building corner in the western property line of Alton Ross, Jr. & Timothy Smith, Jr.;

THENCE along the eastern property line of Alton Ross, Jr. & Timothy Smith, Jr., South 27 degrees 08 minutes 52 seconds for a distance of 35.00 feet to an existing iron pin in the northern property line of Cumberland Trust & Investment Co., Trustee;

THENCE along the northern property line of Cumberland Trust & Investment Co., Trustee South 62 degrees 51 minutes 08 seconds West for a distance of 110.09 feet to a new iron pin in the eastern right-of-way of 4th Avenue South;

THENCE along the eastern right-of-way of 4th Avenue South North 27 degrees 19 minutes 57 seconds West for a distance of 150.00 feet to the POINT OF BEGINNING.

Being the same property conveyed to SSI-Nashville, LLC, a Tennessee limited liability company by Quitclaim Deed dated June 4, 2008 from Sullivan's of Tennessee, Inc., a Tennessee corporation, of record in Instrument No. 20080604-0057501, Register's Office for Davidson County, Tennessee.

8924793.1