PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027
Phone: 615-377-3319
Fax: 615-377-0644
File Name: Gordon
Loan#: 600120470

BILL GARRETT, Davidson County
Trans:T20100067792 DEEDTRS
Recvd: 10/26/10 11:26 3 pgs
Fees:18.00 Taxes:5920.00
20101026-0085623

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 7, 2008, recorded in Instrument No. 20081010-0102750, in the Register's Office of Davidson County, Tennessee, James R. Gordon and Billie Jean Gordon conveyed to Hugh M. Queener, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument No. 20100825-0067211, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on October 4, 2010 in the hallway outside of the door of the Register of Deeds at 501 Broadway, Suite 501, Nashville, TN 37203, at 2:00 p.m.; and,

WHEREAS, on October 4, 2010 at 2:00 p.m., in the hallway outside the door of the Register of Deeds at 501 Broadway, Suite 501, Nashville, Tennessee 37203, the Substitute Trustee personally appeared and announced the postponement of the sale to October 22, 2010, at 2:00 p.m., in accordance with the Foreclosure Sale Notice; and,

WHEREAS, on October 22, 2010, at 2:00 p.m., in the hallway outside the door of the Register of Deeds at 501 Broadway, Suite 501, Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the property was struck off and sold to Pinnacle National Bank whose address is 150 3rd Avenue South, Suite 900, Nashville, TN 37201 at and for the sum of $1,600,000.00 that being the highest and best bid offered; and,

WHEREAS, the purchaser, Pinnacle National Bank, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold,

NOW, THEREFORE, in consideration of the premises and the payment by Pinnacle National Bank, the sum of money so paid, $1,600,000.00, receipt of which is hereby acknowledged, the undersigned, A. Scott Hubbard, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Pinnacle National Bank, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being a portion of Lot No. 5 on the Plan of Re-Subdivision of the south part of Block "I" – Belle Meade Subdivision, of record in Book 974, page 12, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the northwesterly corner of the herein described tract lying in the southwesterly margin of Chickering Lane, and being a common corner to the property now or formerly conveyed to "Fred W. Lazenby" of record in Book 4125, page 1, Register's Office for said County; thence continuing with the southwesterly right-of-way of Chickering Lane, South 36 deg. 15 min. 00 sec. East 250.00 feet to the northeasterly corner of the herein described tract; thence leaving the aforesaid right-of-way South 45 deg. 00 min. 00 sec. West 594.87 feet to the southeasterly corner of the herein described tract; thence North 3 deg. 15 min. 00 sec. East 370.00 feet to the southwesterly corner of the herein described tract and being the southeasterly corner of the aforementioned "Fred W. Lazenby" Tract; thence with the northwesterly line of the herein described tract North 44 deg. 53 min. 07 sec. East 356.86 feet to the southwesterly right-of-way of Chickering Lane and the point of beginning, containing 2.694 acres, more or less, according to the boundary survey of Patrick S. Coode, R.L.S., Tennessee License No. 855, John Kohl & Associates, P.C., 400 Seventh Avenue South, Nashville, TN 37203.

Being the same property conveyed to Billie Jean Gordon by Deed dated May 22, 2008 from James R. Gordon of record in Instrument No. 20080522-0052639, Register's Office for Davidson County, Tennessee, and being the same property conveyed to James R. Gordon and wife, Billie Jean

Gordon by deed dated January 11, 1993 from Martin P. Bennett and wife, Sharon K. Bennett, or record at Book 8838, page 395, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any plat of record and all restrictions, building lines and easements, real property taxes for 2009, and subsequent years, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to a Deed of Trust executed by James R. Gordon and Billie Jean Gordon, husband and wife, to Arnold Weiss, Trustee, for the benefit of UBS Paine Webber Mortgage, LLC, to secure the amount of $242,000.00 , of record in Instrument No. 20030220-0022725, Register's Office for Davidson County, Tennessee. Said Deed of Trust was assigned to Wells Fargo Home Mortgage by instrument of record in Instrument No. 20030220-0022726, and re-recorded in Instrument No. 20030422-0053233, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Pinnacle National Bank, its successors and assigns, in fee simple forever, to whom the said A. Scott Hubbard, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said A. Scott Hubbard, Substitute Trustee, has hereunto set his hand on this 25 day of October, 2010.

A. Scott Hubbard Sub. Trustee
A. Scott Hubbard, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 25th day of October, 2010, before me, a Notary Public, in and for said State and County, personally appeared A. Scott Hubbard, Substitute Trustee, to me known to be the person described herein and who executed the within instrument for the purposes therein contained.

My commission expires: 9-23-13

Notary Public

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief the actual consideration for this transfer is $1,600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

A. Scott Hubbard Sub. Trustee
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Subscribed and sworn to before me on the 25th, day of October, 2010.

Notary Public

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

PROPERTY ADDRESS:
Property Address: The property address is believed to be: 4411 Chickering Lane, Nashville, TN 37215

RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

NEW OWNER AND ADDRESS AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Pinnacle National Bank
150 3rd Avenue South, Suite 900
Nashville, Tennessee 37201

**Map** 144-06-0, **Parcel** 001.00