BILL GARRETT, Davidson County
Trans:T20100070558 DEEDTRS
Recvd: 11/05/10 15:27 4 pgs
Fees:23.00 Taxes:905.76
20101105-0089071

This Instrument Prepared By:
WYATT, TARRANT & COMBS (BAS)
2525 West End Avenue
Suite 1500
Nashville, Tennessee 37203

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Numbers:
Pinnacle National Bank Attn: Allen Dixon 150 Third Avenue South Nashville, Tennessee 37201	Same	175-00-0-191.00

TRUSTEE'S DEED

WHEREAS, Peter C. Marcum, by a Deed of Trust, Assignment of Rents and Leases, Security Agreement and Financing Statement (hereinafter referred to collectively as the "Deed of Trust") dated as of August 6, 2010, of record at Instrument No. 20100827-0068173, Register's Office for Davidson County, Tennessee, and at Record Book 1011, page 3147, Register's Office for Rutherford County, Tennessee, conveyed to B. Anthony Saunders, as Trustee for the benefit of Pinnacle National Bank, a national banking association with offices located in Davidson County, Tennessee, the hereinafter described real property to secure payment of the indebtedness and obligations described therein; and

WHEREAS, the Deed of Trust covers Property located in Davidson and Rutherford Counties, Tennessee, known as 4235 Murfreesboro Pike, Lavergne, Tennessee 37086, and described with greater particularity in **Exhibit A**, attached and incorporated by reference (hereinafter the "Property"); and

WHEREAS, defaults occurred with respect to the indebtedness and obligations secured by the Deed of Trust; and

WHEREAS, Pinnacle National Bank, as the owner and holder of said indebtedness and obligations, demanded that the Property covered by the Deed of Trust be advertised and sold in satisfaction of said debts and the cost of the foreclosure, in accordance with the terms and provisions of the promissory note(s) and/or other instruments evidencing the indebtedness and obligations and the provisions in the Deed of Trust; and

WHEREAS, B. Anthony Saunders, as Trustee (the "Trustee"), caused the Property to be advertised for foreclosure in accordance with the provisions of said Deed of Trust and indicated that said Property would be sold **"As Is"** at 10:00 o'clock A.M. on October 12, 2010, at the Main (South) entrance of the Davidson County Courthouse, Davidson County, Tennessee, to the highest, best and last bidder for cash, subject to any and all mortgages, liens, claims, rights, and unpaid taxes of whatever nature which may be liens against the Property; and

WHEREAS, the Trustee personally appeared and offered the Property for sale at public outcry and the highest, best and last bid received was a credit bid in the sum of Two Hundred Forty Four Thousand Eight Hundred and No/100 Dollars ($244,800.00) from Pinnacle National Bank, and said Property was sold to Pinnacle National Bank for said amount;

NOW, THEREFORE, in consideration of the premises, the sum of Two Hundred Forty Four Thousand Eight Hundred and No/100 Dollars ($244,800.00) credited by Pinnacle National Bank and for other valuable consideration, the receipt and sufficiency of which were acknowledged, **B. Anthony Saunders, Trustee**, has this day bargained and sold and, by these presents, does transfer and convey the Property, as described above and in **Exhibit A**, to **Pinnacle National Bank**, and its successors and assigns.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Pinnacle National Bank, and its successors and assigns forever.

The Trustee conveys said Property subject to all mortgages, liens, claims, rights and other matters and any and all unpaid taxes of whatever nature that may be liens or encumbrances against it. It is the intention of the Trustee to convey to Pinnacle National Bank no greater title in the subject Property than he received as Trustee. Without limiting the foregoing, this sale is also subject to, among other things, all matters shown on any applicable recorded Plat or Plan; any unpaid city and county taxes which exist as liens against the Property, any city and county taxes for the current year; any restrictive covenants, easements or setback lines that may be applicable; and any prior encumbrances and easements, restrictions and other matters, etc. that may exist against or affect the Property, whether or not of record. This sale is also subject to any matter that an accurate survey of the Property might disclose.

Witness my hand this 5th day of November, 2010.

B Anthony Saunders, Trustee

B. Anthony Saunders, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this County, **B. Anthony Saunders, Trustee**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, as Trustee.

WITNESS my hand, at office, this 5th day of November, 2010.

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires: May 20, 2014

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, which is greater, for this transfer is $244,800.00.

B Anthony Saunders, Trustee
AFFIANT

Subscribed and sworn before me on this 5th day of November, 2010.

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires: May 20, 2014

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

(Property Description)

Land located partially in the 2nd Civil District of Davidson County, Tennessee and partially in the 3rd Civil District of Rutherford County, Tennessee (the Davidson County/Rutherford County line follows the centerline of Hurricane Creek which meanders through this tract), bound on the North by Tract No. 4 of this survey; on the east by U. S. Hwy 41 & 70 So. (St. Route No. 1), and by CSX Railroad; and on the west by Jerry Matthews, Deed Book 8863, Page 744, R.O.D.C, as described with greater particularity as follows:

Beginning at an iron pin set in the west right of way of U. S. Hwy 41 & 70 So. (St. Route 1), 75 feet off centerline, being the southeast corner of Tract 4 of this survey and the NE corner of this tract; thence with said right of way S 47 degrees 02 minutes 50 seconds E, 261.60 feet to an iron pin set; thence S 47 degrees 02 minutes 50 seconds E, 255.66 feet to a point in the centerline of Hurricane Creek; thence with the centerline of Hurricane Creek, being against the flow, S 49 degrees 52 minutes 10 seconds W, 404.70 feet to a point in the centerline of Hurricane Creek; thence S 45 degrees 51 minutes 40 seconds E, 50.00 feet to an iron pin found in the South margin of Hurricane Creek; thence continuing with South margin of Hurricane Creek S 53 degrees 08 minutes 50 seconds W, 149.70 feet to an iron pin found; thence South 59 degrees 17 minutes 50 seconds W, 461.17 feet to an iron pin found, thence North 66 degrees 13 minutes 40 seconds W, 230.95 feet to an iron pin set; thence South 48 degrees 01 minutes 10 seconds W, 234.20 feet to an iron pin set; thence South 05 degrees 57 minutes 30 seconds W, 189.20 feet to an iron pin set; thence South 30 degrees 30 minutes 20 seconds E, 366.16 feet to an iron pin set; thence South 27 degrees 03 minutes 30 seconds W, 223.05 feet to an iron pin found in the North right-of-way line of CSX Railroad, 50' off centerline; thence continuing with North right of way line of CSX Railroad North 77 degrees 13 minutes 50 seconds W, 200.53 feet to an iron pin set; thence with the east line of Matthews North 03 degrees 29 minutes 00 seconds E, 60.53 feet to an iron pin found; thence North 03 degrees 16 minutes 20 seconds E, 681.32 feet to an iron pin found; thence North 03 degrees 19 minutes 00 seconds E, 290.17 feet to an iron pin set; thence North 03 degrees 19 minutes 00 seconds E, 240.61 feet to an iron pin found; thence North 03 degrees 16 minutes 10 seconds E, 9.39 feet to an iron pin set; thence with South line of Tract 4 South 86 degrees 41 minutes 00 seconds E, 444.18 feet to an iron pin set; thence North 42 degrees 57 minutes 10 seconds E, 602.11 feet to an iron pin set at the beginning and further described as Tract 3, all according to a Property Survey for the Robert Henry Bonds Heirs dated June 1995 by Robert E. Francis, Tennessee RLS #669, Huddleston-Steele Engineering, Inc., Broad Street, Murfreesboro, TN 37129.

Being the same property conveyed to Peter C. Marcum by quitclaim deed of record as Instrument No. 200707170085111, Register's Office for Davidson County, Tennessee, and also by quitclaim deed of record at Book 765, page 3409, Register's Office for Rutherford County, Tennessee.