NAME AND ADDRESS OF NEW OWNER:
Pinnacle National Bank
114 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
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

Map/Parcel 16400013400

BILL GARRETT, Davidson County
Trans:T20100078651 DEEDTRS
Recvd: 12/14/10 14:02 7 pgs
Fees:38.00 Taxes:917.60
20101214-0099466

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 Jerry Butler and David Chase to R. Dale Floyd, Trustee, of record in Instrument No. 20060323-0033286, of the Register's Office of Davidson County, Tennessee, payable to Cavalry Banking embracing real estate hereinafter described; and Pinnacle National Bank (formerly Cavalry Banking), 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. 20101112-0090777, 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 November 19, and continuing on November 26, and December 3, 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 December 14, 2010 at 1:40 P.M. at the 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 Two Hundred Forty-Eight Thousand and NO/100 Dollars ($248,000.00) 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 Two Hundred Forty-Eight Thousand and NO/100 Dollars ($248,000.00), 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 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:

> Described according to a survey by Blanchard and Parrish, Engineers, dated July 1, 1939, as follows:
>
> Beginning at a dead cedar in what was formerly B.F. Williams' eastern boundary line, formerly Mrs. Hartman's southwest corner; thence south 4° 10' west 813.5 feet to a cedar stake; thence north 88° east 895.5 feet to a stake and persimmon in the western boundary line of a tract of land owned by J.W. Short; thence with the western boundary line of said Short's tract of land, north 0° 45' east 851.5 feet to a post and stake with honey locust pointers; thence south 85° 10' west 853.5 feet to the beginning, containing 16.62 acres, more or less.
>
> Being the same property conveyed to Jerry Butler by deed appearing of record in Instrument No. 20060323-0033285 and to Greentree Development Corporation by deed appearing of record in Instrument No. 20080208-0013270, both of record in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; and to the zoning regulations of the appropriate governmental body.
>
> This property has an address of 12474 Old Hickory Boulevard, 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 United States to redeem the land as provided for in 26 U.S.C. §7425(d)(1). A copy of the notice required by 26 U.S.C. §7425(b) given to the United States is attached as an Exhibit hereto.

Notice of the Right to Foreclosure was timely given in compliance with T.C.A. §35-5-117.

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 14th day of December, 2010.

George H. White

George H. White, Successor Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 14th day of December, 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.

14th WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the day of December, 2010.

Mary M. Richardson
Notary Public

My commission expires: 3-20-11

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 248,000.00, 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 14th day of December, 2010.

Mary M. Richardson
Notary Public

My commission expires: 3-20-11

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

District Director
Internal Revenue Service
Attn: Chief, Special Procedures Staff
U.S. Courthouse
801 Broadway
Nashville TN 37203

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [signature] C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED
NOV 16 2010
Internal Revenue Service
Nashville Mail Center

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7010 0290 0003 0992 0976

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

WHITE & POLK, P.C.

ATTORNEYS AT LAW
107 WEST COLLEGE STREET
MURFREESBORO, TENNESSEE 37130

GEORGE H. WHITE
MARK A. POLK

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

November 10, 2010

Via Certified Mail #7010 0290 0003 0992 0976

2010 NOV 16 PM 3:23
NASHVILLE, TN

District Director
Internal Revenue Service
Attn: Chief, Special Procedures Staff
U. S. Courthouse
801 Broadway
Nashville, Tennessee 37203

RE: David R. Chase
509 Beech Brook Ct.
Nashville, TN 37214-4757
Identifying Number: XXX-XX-2110

Dear Sir:

Pinnacle National Bank (formerly Cavalry Banking) is the owner and holder of a Note dated March 22, 2006, in the original principal amount of $336,000.00 which is secured by a Deed of Trust executed by Jerry Butler and David Chase of record in Instrument No. 20060323-0033286, as thereafter modified in Instrument No. 20070424-0048905 and in Instrument No. 20090508-0042394 "0", all of record in the Register's Office of Davidson County, Tennessee, embracing real property situated in the Davidson County, Tennessee and which is more completely described as follows, to-wit:

> Described according to a survey by Blanchard and Parrish, Engineers, dated July 1, 1939, as follows:
> Beginning at a dead cedar in what was formerly B.F. Williams' eastern boundary line, formerly Mrs. Hartman's southwest corner; thence south 4° 10' west 813.5 feet to a cedar stake; thence north 88° east 895.5 feet to a stake and persimmon in the western boundary line of a tract of land owned by J.W. Short; thence with the western boundary line of said Short's tract of land, north 0° 45' east 851.5 feet to a post and stake with honey locust pointers; thence south 85° 10' west 853.5 feet to the beginning, containing 16.62 acres, more or less.
>
> This property has an address of 12474 Old Hickory Boulevard, Antioch, Davidson County, Tennessee 37013.

LKJ-2010-10433

The outstanding principal balance plus accrued interest owed on the Note to Pinnacle National Bank is $341,852.79 as of November 30, 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	$ 1,500.00
Attorney's fees	1,000.00
TOTAL DUE	$ 2,500.00

These estimated charges added to the principal balance and interest accruing to the date of sale total the approximate amount of $344,352.79 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, 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 Federal Tax Lien:

Instrument No. 20100201-0007737
Identifying Number XXX-XX-2110

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

I am, also, enclosing a copy of the Notice of Trustee's Sale (non-judicial Trustee's foreclosure) which discloses that the Notice of Sale will appear in the The Davidson A.M. – The Tennesseean on November 19, November 26, and December 3, 2010 with the sale date set for December 14, 2010, commencing at 1:40 p.m. 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.

This property is improved for residential purposes.

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

GHW/lkj

Enclosures