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 15000036000

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 Gold Star Development, LLC, to R. Dale Floyd, Trustee, of record in Instrument No. 20040423-0046254, as modified in Instrument No. 20060519-0058795, Instrument No. 20070501-0051660, Instrument No. 20080605-0058038, and Instrument No. 20091112-0104493, all of record in 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. 20101117-0091972, 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 1:50 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 Five Hundred Forty-Seven Thousand Five Hundred and NO/100 Dollars ($547,500.00) 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 Five Hundred Forty-Seven Thousand Five Hundred and NO/100 Dollars ($547,500.00), cash in hand paid which was

BILL GARRETT, Davidson County
Trans:T20100078652 DEEDTRS
Recvd: 12/14/10 14:03 9 pgs
Fees:48.00 Taxes:2025.75
20101214-0099467

MR-2010-10426

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:

A parcel of land located on Murfreesboro Road in the 29th Councilmanic District of Nashville, Davidson County, Tennessee, being further described according to a survey by Walter Davidson & Associates as follows:

Commencing at the intersection of the center lines of Murfreesboro Road and Hamilton Church Road, thence South 44 degrees 05 minutes 24 seconds East a distance of 496 feet more or less to an iron rod in the northern right of way of Murfreesboro Road said rod also being the common corner between the property belonging to Hamilton United Methodist Church as of record in Book 4880, Page 434 and the subject tract and being the true point of beginning; thence North 41 degrees 45 minutes 32 seconds East a distance of 202.49 feet to a small pipe in a fence; thence North 47 degrees 31 minutes 43 seconds East a distance of 232.71 feet to an iron rod; thence South 80 degrees 10 minutes 06 seconds East a distance of 120.47 feet to an iron rod in concrete; thence South 08 degrees 55 minutes 15 seconds West a distance of 337.66 feet to an iron rod in concrete; thence South 82 degrees 04 minutes 23 seconds East a distance of 562.18 feet to an iron rod at the west bank of Hamilton Creek; thence North 08 degrees 00 minutes 44 seconds East a distance of 501.15 feet to a point in the southern right of way of Hamilton Church Road; thence with said right of way South 82 degrees 04 minutes 08 seconds East a distance of 243.70 feet to a point in the common line with Harold L. and Marguerite P. Harden as of record in Book 2017, page 156, RODCT; thence South 09 degrees 41 minutes 26 seconds West a distance of 1,063.26 feet to an iron rod at the fence corner; thence South 83 degrees 05 minutes 50 seconds West a distance of 272.30 feet to a fence corner at the east bank of Hamilton Creek; thence South 04 degrees 52 minutes 29 seconds West a distance of 148.04 feet to a point in the right of way of Murfreesboro Road; thence with said right of way North 41 degrees 13 minutes 00 seconds West a distance of 923.68 feet to a right of way monument; thence North 41 degrees 13 minutes 00 seconds West a distance of 258.50 feet to an iron rod, said iron rod being the true point of beginning.

The above described parcel contains 711,788,166 square feet or 16.340 acres more or less.

Together with the easement rights for parking and ingress and egress in favor of Lott Tucker, Trustee, arising under a certain easement by and between Lott Tucker, Trustee and Metro Government acting through the Electric Power Board of record in Book 7049, Page 346, Register's Office for Davidson County, Tennessee, as shown on a survey by A & A Engineers, Inc., dated February 13, 1987.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED from this conveyance are the following two tracts:

Tract 1:

A parcel of land located on Murfreesboro Road in the 29th Councilmanic District of Nashville, Davidson County, Tennessee, being further described according to a survey by Walter Davidson & Associates as follows:

Commencing at the intersection of the center lines of Murfreesboro Road and Hamilton Church Road thence South 44 degrees 05 minutes 24 seconds East a

distance of 872.71 feet to an iron rod in the northern right of way of Murfreesboro Road said rod also being the common corner between the property belonging to Hamilton United Methodist Church as of record in Book 4880, Page 434, and the subject tract and being the true point of beginning; thence North 41 degrees 45 minutes 32 seconds East a distance of 202.40 feet to a small pipe in a fence; thence North 47 degrees 31 minutes 43 seconds East a distance of 232.71 feet to an iron rod; thence South 80 degrees 10 minutes 06 seconds East a distance of 120.47 feet to an iron rod in concrete; thence South 08 degrees 55 minutes 15 seconds West a distance of 337.66 feet to an iron rod; thence South 82 degrees 04 minutes 23 seconds East a distance o 155.00 feet to a point; thence South 48 degrees 47 minutes 00 seconds West a distance of 131.49 feet to a point; thence South 41 degrees 13 minutes 00 seconds East a distance of 375.00 feet to a point; thence South 48 degrees 47 minutes 00 seconds West a distance of 220.00 feet to a point in the right of way of Murfreesboro Road; thence with said right of way North 41 degrees 13 minutes 00 seconds West a distance of 514.00 feet to a concrete right of way monument; thence continuing with said right of way North 41 degrees 13 minutes 00 seconds West a distance of 258.49 feet to the Point of Beginning. Containing 239995.15 square feet or 5.5095 acres more or less.

Tract 2:

Easement Rights as established in Easement of record in Book 7049, Page 346, said Register's Office, as those rights pertain to a parcel of land located on Murfreesboro Road, in the 29th Councilmanic District of Nashville, Davidson County, Tennessee being further described according to a survey by Walter Davidson & Associates, as follows:

Beginning at an iron rod at the southwest corner of the property belonging to Metropolitan Government of Nashville and Davidson County, Tennessee (Electric Power Board) as of record in Book 3434, Page 71, RODCT; thence with the common line with Heartland Nashville Limited Partnership as of record in Book 7242, Page 574, RODCT and corrected by Deed of Record in Book 10044, Page 936, RODCT, North 08 degrees 55 minutes 15 seconds East a distance of 264.52 feet to an iron rod in concrete at the Northeast corner of the Heartland property; thence South 06 degrees 37 minutes 24 seconds East a distance of 273.24 feet to a point; thence North 82 degrees 04 minutes 23 seconds West a distance of 73.23 feet to the Point of Beginning, containing 9684.57 square feet or 0.222 acres more or less.

Being the same property conveyed to Gold Star Development, Inc. by deed from Thomas & Associates, Inc., appearing of record in Instrument No. 20031231-0184239, of the Register's Office of Davidson County, Tennessee. The Deed of Trust that was the subject of the foreclosure sale resulting in this instrument misidentified Gold Star Development, Inc. as Gold Start Development, LLC.

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 is generally known as 10.83 acres +/-, Murfreesboro Road and Hamilton Church Road, Nashville, Tennessee 37217.

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.

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.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 14th day of December, 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 $547,500.00, 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

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

November 15, 20106

Via Certified Mail #7010 0290 0003 0992 1034

Tennessee Department of Revenue
Revenue Enforcement Division
Special Procedures Section
P. O. Box 190665
Nashville, Tennessee 37219-0665

RE: Gold Star Development, LLC/Gold Star Development, Inc.
10.83 acres +/-, Murfreesboro Road and Hamilton Church Road
Nashville, Tennessee 37217
Entity ID: 001 90-0099497/000

Dear Sir or Madam:

Pinnacle National Bank is the owner and holder of a Note dated April 22, 2004, in the original principal amount of $930,000.00 which is secured by a Deed of Trust executed by Gold Star Development, LLC of record in Instrument No. 20040423-0046254; as modified in Instrument Nos. 20060519-0058795, 20070501-0051660, 20080605-0058038, and 20091112-0104493, all 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:

A parcel of land located on Murfreesboro Road in the 29th Councilmanic District of Nashville, Davidson County, Tennessee, being further described according to a survey by Walter Davidson & Associates as follows:

Commencing at the intersection of the center lines of Murfreesboro Road and Hamilton Church Road, thence South 44 degrees 05 minutes 24 seconds East a distance of 496 feet more or less to an iron rod in the northern right of way of Murfreesboro Road said rod also being the common corner between the property belonging to Hamilton United Methodist Church as of record in Book 4880, Page 434 and the subject tract and being the true point of beginning; thence North 41 degrees 45 minutes 32 seconds East a distance of 202.49 feet to a small pipe in a fence; thence North 47 degrees 31 minutes 43 seconds East a distance of 232.71 feet to an iron rod; thence South 80 degrees 10 minutes 06 seconds East a distance of 120.47 feet to an iron rod in concrete; thence South 08 degrees 55 minutes 15 seconds West a distance of 337.66 feet to an iron rod in concrete; thence South 82 degrees 04 minutes 23 seconds East a distance of 562.18 feet to an iron rod at the west bank of Hamilton Creek; thence North 08 degrees 00 minutes 44 seconds East a distance of 501.15 feet to a point in the southern right of way of Hamilton Church Road; thence with said right of way South 82 degrees 04 minutes 08 seconds East a distance of 243.70 feet to a point in the common line with Harold L. and Marguerite P.

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Tract 2
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This property has an address of 10.83 acres +/-, Murfreesboro Road and Hamilton Church Road, Nashville, Tennessee 37217.

The outstanding principal balance plus accrued interest owed on the Note to Pinnacle National Bank is $982,165.20 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	1,500.00
TOTAL DUE	$ 3,000.00

These estimated charges added to the principal balance and interest accruing to the date of sale total the approximate amount of $985,165.20 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.

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

Instrument No. 20100604-0043277
Gold Star Development, Inc.
Entity ID 001 90-0099497/000

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

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 Davidson A.M. – The Tennessean 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.

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

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

November 23, 2010

George H. White
White & Polk PC
107 West College Street
Murfreesboro, Tn 37130

Re: Foreclosure Sale of Property Owned by: **Gold Star Development Inc.**
Entity Number: **001 900099497**

This is in reference to your letter dated November 17, 2010 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **December 14, 2010** is **$ 13,246.11**. *(Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued).*

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (form enclosed), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Tessa Stromatt, Accounting Technician 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

SP/bt
c: *file*