THIS INSTRUMENT PREPARED BY: Larry D. Craig, Attorney, 305 Fourteenth Avenue, North, Nashville, Tennessee 37203

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Pinnacle National Bank Attn: OREO Dept. 150 Third Avenue, South, Suite 900 Nashville, Tennessee 37201	Same	Map 147-12-0 Parcel 079.00

BILL GARRETT, Davidson County
Trans:T20100081326 DEEDTRS
Recvd: 12/28/10 12:08 3 pgs
Fees:18.00 Taxes:1588.41
20101228-0102766

WHEREAS, Stump, LLC, a Tennessee Limited Liability Company, by Deed of Trust (the "Deed of Trust") dated October 4, 2006, transferred and conveyed to David B. Gray, Trustee, the property described in Exhibit A hereto (the "Property"), the Deed of Trust being of record in Instrument No. 20061005-0123580, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, the Appointment of Substitute Trustee being of record in Instrument No. 20101115-0091346, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, as published in the Davidson A.M. on November 26, 2010, December 4, 2010 and December 10, 2010, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve (12:00 p.m.), o'clock, noon, on December 28, 2010, at the front door of the Bridgestone Arena (formerly Sommet Center) in Nashville, Davidson County, Tennessee, when and where Pinnacle National Bank ("Grantee"), became the last and highest bidder for cash at the price of Four Hundred Twenty-Nine Thousand Three Hundred ($429,300.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Larry D. Craig, Substitute Trustee, hereby conveys the Property to the Grantee, Pinnacle National Bank, and the Grantee's successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey.

Larry D. Craig, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 28th day of December, 2010.

LARRY D. CRAIG, as Substitute Trustee, and not otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Larry D. Craig, Substitute Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 2010.

NOTARY PUBLIC

JULIE MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 03-04-13

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $429,300.00.

AFFIANT

Subscribed and sworn to before me this 28th day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 03-04-13

JULIE MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Baggett Park, as of record in Book 4300, Page 121, Register's Office for Davidson County, Tennessee, and according to said plan is described as follows:

Beginning at a point in the southerly margin of Northcrest Drive, same being the most westerly northwesterly corner of said lot; thence leaving said margin, South 35 degrees 14' East 103.4 feet to a point; thence South 24 degrees 39' East 325.5 feet to a point; thence South 76 degrees 26' 30" East 56.1 feet to a point; thence South 84 degrees 31' 45" East 160.81 feet to a point; thence North 9 degrees 51' 50" West 501.39 feet to a point; thence North 12 degrees 26' West 51.0 feet to a point; thence South 65 degrees 36' West 164.6 feet to a point; thence North 24 degrees 23' West 25.0 feet to a point; thence South 67 degrees 41' West 109.72 feet to a point; thence South 88 degrees 21' 30" West 37.65 feet to a point in the easterly margin of said Northcrest Drive; thence with the margin of same, South 24 degrees 20' East 38.25 feet to a corner in said margin and South 67 degrees 41' West 24.93 feet to the point of beginning.

Being the same property conveyed to STUMP, LLC, by deed from Charles B. Walker as of record in Instrument No. 200610050123579, Register's Office for Davidson County, Tennessee. Charles B. Walker is the surviving spouse of Margaret P. Walker, deceased.

This is improved commercial property known as 4760 Nolensville Road, Nashville, Tennessee 37211.

Map 147-12-0, Parcel 079.00