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 04816005500
Map/Parcel 04316000200

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 Richard A. Rollins and wife, Crystal L. Rollins to Hugh M. Queener, Trustee, payable to Pinnacle National Bank, of record in Instrument No. 20071203-0139785, of record in the Register's Office of Davidson County, Tennessee, embracing real estate hereinafter described; and Pinnacle National Bank, 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. 20101119-0092700, 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 26, and continuing on December 3, and December 10, 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 21, 2010 at 1:30 P.M. outside the door of the Davidson County Register of Deeds located at the Bridgestone Arena, 501 Broadway, Nashville, Tennessee, to announce the sale was adjourned to January 20, 2011 at 1:30 P.M. outside the door of the Davidson County Register of Deeds located at the Bridgestone Arena, 501 Broadway, Nashville, Tennessee; and

WHEREAS, on January 20, 2011 at 1:30 P.M. 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 One Hundred Thirty Thousand and One Hundred Eighty

BILL GARRETT, Davidson County
Trans:T20110004091 DEEDTRS
Recvd: 01/20/11 13:38 3 pgs
Fees:18.00 Taxes:481.67
20110120-0005674

MR-10438

NO/100 Dollars ($130,180.00) 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 ONE HUNDRED THIRTY THOUSAND ONE HUNDRED EIGHTY and NO/100 Dollars ($130,180.00), 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 the Davidson County, Tennessee, to-wit:

TRACT 1:
Land in Davidson County, Tennessee, being Lot Nos. 36, 37, and 38 of Block A on the Plan of Anderson Subdivision, Old Hickory Boulevard, of record in Plat Book 974, Pages 36 and 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ricky Allen Rollins by Will of reocrd in Instrument No. 20061212-05153356, of said Register's Office.

The Real Property or its address is commonly known as 1126 E. Old Hickory Blvd., Madison, TN 37115.

TRACT 2:
Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of a Subdivision of a part of Tracts 6, 7 and 8 of Anderson Estates, of record in Book 1835, Page 121, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Included in the foregoing but expressly excluded therefrom is a portion of Lot No. 9 conveyed to the State of Tennessee, of record in Book 4068, Page 596, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Richard A. Rollins and wife, Crystal Rollins by deed appearing of record in Instrument No. 20020530-0065524, of said Register's Office.

The Real Property or its address is commonly known as 117 Rio Vista Dr., Madison, TN 37115.

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.

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 20th day of January, 2011.

George H. White

George H. White, Successor Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 20th day of January, 2011, 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 20th day of January, 2011.

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 $ 130,180.00, 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 20th day of January, 2011.

Mary M. Richardson

Notary Public

My commission expires: 3-20-11

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY