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

BILL GARRETT, Davidson County
Trans:T20110036113 DEEDTRS
Recvd: 06/16/11 12:12 3 pgs
Fees:18.00 Taxes:2220.00
20110616-0046230

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 093-02-3D Parcel 007.00 and 008.00

WHEREAS, Andrew C. Hamric, by Deed of Trust (the "Deed of Trust") dated December 14, 2005, transferred and conveyed to Hugh M. Queener, Trustee, the property described in Exhibit A hereto (the "Property"), the Deed of Trust being of record in Instrument No. 20051219-0151837, 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. 20110321-0021998, 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. newspaper on April 1, 2011, April 8, 2011 and April 15, 2011, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve (12:00 p.m.), o'clock, noon, on June 16, 2011, at the front door of Bridgestone Arena (formerly Sommet Center), 501 Broadway, at the entrance to the Register of Deeds, in Nashville, Davidson County, Tennessee, when and where Pinnacle National Bank ("Grantee"), became the last and highest bidder for cash at the price of Six Hundred Thousand ($600,000.00) 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 16th day of June, 2011.

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 16th day of June, 2011.

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 $600,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of June, 2011.

NOTARY PUBLIC

My Commission Expires: 03-04-13

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

EXHIBIT "A"

Certain condominium units in Davidson County, Tennessee, being Unit Nos. 501 and 502 in a Horizontal Property Regime as shown on the condominium site plat of the 207 Third Avenue North Condominiums, as shown on Exhibit "B" of the Master Deed for The Phoenix Loft of record in Instrument No. 20040701-0078141, and as amended by Amendment and Restate to Master Deed for The Phoenix Loft in Instrument No. 20050907-0107157, and amended in Instrument No. 20051019-0125906, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew C. Hamric by deed from The Phoenix Loft, LLC of record in Instrument No. 20051219-0151836, Register's Office for Davidson County, Tennessee.

This is improved property known as 207 Third Avenue North, #501 & 502, Nashville, Tennessee 37201, but are not owner occupied residences.

Map 093-02-3D, Parcels 007.00 and 008.00 CO