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 11506007900

**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 William K. Reid, MD and wife, Sandra L. Reid, to Hugh M. Queener, Trustee, of record in Instrument No. 20040928-0116584, as modified in Instrument No. 20050113-0004772, Instrument No. 20060113-0005671, Instrument No. 20060224-0021498, and Instrument No. 20101229-0103315, 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. 20110414-0028796, 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 June 10, and continuing on June 17, and June 24, 2011, 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 July 7, 2011 at 11:00 A.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 THOUSAND and 00/100 Dollars ($100,000.00) 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 ONE HUNDRED THOUSAND and 00/100 Dollars ($100,000.00), cash in hand paid which was

BILL GARRETT, Davidson County
Trans:T20110040693 DEEDTRS
Recvd: 07/07/11 11:09 6 pgs
Fees:33.00 Taxes:370.00
20110707-0051984

MR-11126

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:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of West Meade Hills, Section I, of record in Book 2900, Page 62, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to William K. Reid and wife, Sandra L. Reed, by deed from Edward C. Frierson and wife, Bettye D. Frierson, appearing of record in Instrument No. 20000707-0067412, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This property has an address of 925 Davidson Drive, Nashville, Tennessee 37215.

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 and response are attached as a collective Exhibit hereto.

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 7th day of July, 2011.

George H. White

George H. White, Successor Trustee

STATE OF TENNESSEE )
ss.
COUNTY OF RUTHERFORD )

On this the 7th day of July, 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.

7th WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the ____ day of July, 2011.

Mary M. Richardson
Notary Public

My commission expires: 2-22-15

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 $100,000.00, which amount is equal to or greater than 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 7th day of July, 2011.

Mary M. Richardson
Notary Public

My commission expires: 2-22-15

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

June 6, 2011

Via Certified Mail #7011 0470 0002 5167 3282

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

RE: William K. Reid, MD and wife, Sandra L. Reid
925 Davidson Drive
Nashville, Tennessee 37215
Identifying Number: XXX-XX-0757

Dear Sir:

Pinnacle National Bank is the owner and holder of a Note dated September 15, 2004, in the original principal amount of $250,000.00 which is secured by a Deed of Trust executed by William K. Reid, MD and wife, Sandra L. Reid, of record in Instrument No. 20040928-0116584, 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:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of West Meade Hills, Section I, of record in Book 2900, Page 62, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

This is property having an address of 925 Davidson Drive, Nashville, Tennessee 37215.

The outstanding principal balance plus accrued interest owed on the Note to Pinnacle National Bank is $170,573.38 as of June 3, 2011. 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 . . . . . | $ 750.00 |
| Attorney's fees . . . . . | 1,000.00 |
| TOTAL DUE . . . . . | $1,750.00 |

These estimated charges added to the principal balance and interest accruing to the date of sale total the approximate amount of $172,323.38 that will be due and owing at that time. The address of the party initiating the foreclosure proceeding is Pinnacle National Bank, 2505 21st Avenue South, Suite 204, Nashville, Tennessee 37212. 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 Rutherford County, Tennessee reveals a Notice of the following Federal Tax Lien:

Instrument No. 20080527-0054020 – William Reid
Identifying Number XXX-XX-0757

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 June 10, June 17 and June 24, 2011, with the sale date set for July 7, 2011, commencing at 11:00 a.m. outside the door of the Davidson County Register of Deeds located at the Bridgestone Arena, 501 Broadway, Nashville, Davidson County, Tennessee, and thereafter proceeding to sell at public outcry said property to the highest and best bidder for cash.

This property is completed residential.

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

LKJ-11126

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
Washington, D.C. 20224

SMALL BUSINESS/SELF-EMPLOYED DIVISION

June 14, 2011

White & Polk P.C.
Attorneys at Law
107 West College Street
Murfreesboro, TN 37130

Dear Mr. White:

This is to acknowledge receipt of your correspondence dated June 6, 2011 regarding William K. & Sandra L. Reid, 925 Davidson Drive, Nashville, TN 37215, TIN xxx-xx-0757. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986.

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown below.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487, by calling 1-800-TAX-FORM. A payment may be required to secure a release.

**We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.**

**If you have any questions, please contact LaSonia Kimes, badge number 1000342229, telephone number, (615)250-5647, fax to (615)250-6008, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.**

Sincerely,

L Dunn

Leticia Dunn
Technical Services Group Manager

Enclosure