TRUSTEE'S DEED

BILL GARRETT, Davidson County
Trans:T20110055078 DEEDTRS
Recvd: 09/06/11 14:46 6 pgs
Fees:33.00 Taxes:18196.19
20110906-0068942

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 4,917,889.00

_____, Affiant
William Fuson

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 6th DAY OF **SEPTEMBER, 2011.**

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Notary Public _____

MY COMMISSION EXPIRES: 3-9-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Pinnacle National Bank 150 3rd Avenue So. Ste 900 Nashville, TN 37201	Same	**

This **Instrument** made and entered into on this 6th day of September, 2011, by and between **Ernest B. Williams IV, as Successor Trustee,** a resident of Davidson County Tennessee whose address is: P.O. Box 159264, Nashville, Tennessee 37215 ("Trustee"), and **Pinnacle National Bank** ("Grantee");

WHEREAS, by deed of trust dated August 31, 2007 of record at Instrument No.

20070905-0106707, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Rhythm Partners, LLC conveyed to Kay B. Waller, as trustee, the property (the "Property") described in this instrument, for the benefit of Cadence Bank as beneficiary;

WHEREAS, the Lawful Holder appointed Trustee to serve as successor trustee by instrument of record at Instrument No. 20110509-0035626, Register's Office for said County;

WHEREAS, a default has occurred with respect to the Deed of Trust and the Lawful Holder has directed the Trustee to sell the Property in the manner described in the Deed of Trust and according to applicable law;

WHEREAS, the Trustee caused a foreclosure sale to be advertised in a newspaper published in the county where the property is located on: August 12, 2011, August 19th, 2011, and August 26th, 2011.

WHEREAS, at the time, place and date specified in notices or advertisements published in accordance with the Deed of Trust and applicable law the Trustee caused the Property to be offered for sale at public outcry on Tuesday, September 6, 2011. After opening the floor for competitive bids, the Property was sold to Grantee at the price of $ 4,917,889.00

NOW, THEREFORE, I, Ernest B. Williams IV, pursuant to my powers as Trustee and not further or otherwise, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, transfer and convey unto Pinnacle National Bank (Grantee), Grantee's heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon and affixed thereto, but only pursuant to my powers at trustee and not further or otherwise. **The Property is further described as follows:**

Units Denoted as Unit Numbers:

606, 609, 906, 1405, 1011, 911, 905, 611, 1110, 603, 901, 902, 701, 810, 1001, 1008, 904, 604, 708, 1201, & 1509- as set forth in that Master Deed for The Rhythm at Music Row, a Condominium, of record as Instrument No. 20070725-0088390, as amended and or restated from time to time (the "Master Deed") and creating a horizontal property regime upon land described as follows:

Land lying in the nineteenth Councilmanic District of Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin lying in the Southerly right of way of Alley No. 235 (12' row) 699.10' east of the Easterly margin of 16th Ave (R. O. W. 49.5') and also being the Northwesterly corner of the hereon described property and having a state plane coordinate of N 663.559.44, E 1735357.33;

Thence, along said alley North 62 deg. 32' 55' East, passing an existing iron pin at 49.84'. A total distance of 150.00 feet to an existing iron pin;

Thence with the Westerly line of Helen Walker of Record Deed Book 5387, Page 66, R. O. D. C., South 27 deg. 32' 51" East, a distance of 166.00 feet to a mag nail (set) in the Northerly R. O. W. of Demonbreun Street (R. O. W. varies);

Thence, with the Northerly right of way of Demonbreun Street (R. O. W. varies) South 62 deg. 32' 55" West, a distance of 150.00 feet to a mag nail (set);

Thence, with the Easterly line of Demonbreun Street Properties, LLC of record in instrument 200301310014019, R. O. D. C. North 27 deg. 32' 50" West, a distance of 166.00 feet to the point of beginning.

Containing 24,900 SQUARE FEET or 0.57 ACRES, MORE OR LESS, described according to a survey dated September 9, 2005, last revised November 4, 2005, prepared by J. Alan Cummings, T.R.L.S. No. 2351, whose address is Crawford Land Surveyors, P.C., 1929 21st Avenue South, Nashville, TN 37212

Being a portion of the same property conveyed to Rhythm Partners, LLC, a Tennessee limited liability company, by Deed of record as Instrument No. 20060331-0036681 and Instrument No. 20060331-0036682, Register's Office for Davidson County, Tennessee.

(the "Property")

Property address: 1510 Demonbreun St, Nashville, 37203

All equity of redemption and all rights of redemption, statutory, or otherwise (Including, without limitation, those rights of redemption contained in Tennessee Code Annotated 66-8-101 et seq.), homestead, dower, elective share, rights of appraisement or valuation, and all other rights and exemptions of every kind , all of which are waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute/Successor Trustee without representation or warranty.

Said sale is subject to all defects of title; easements; restrictions; liens; taxes; rights of parties in possession; and redemption rights existing by law, to the extent such matters were not extinguished by the sale under the Deed of Trust.

** The following are the Tax ID #'s:

093090A01500CO (Unit 603), 093090A01600CO (Unit 604), 093090A01800CO (Unit 606), 093090A02100CO (Unit 609), 093090A02300CO (Unit 611), 093090A02500CO (Unit 701), 093090A03200CO (Unit 708), 093090A04600CO Unit 810), 093090A04900CO (Unit 901), 093090A05000CO (Unit 902), 093090A05200CO (Unit 904), 093090A05300CO (Unit 905), 093090A05400CO (Unit 906), , 093090A05900CO (Unit 911), 093090A06100CO (Unit 1001), 093090A06800CO (Unit 1008), 093090A07100CO (Unit 1011), 093090A08200CO (Unit 1110), 093090A08500CO (Unit 1201), 093090A10100CO (Unit 1405), 093090A11600CO (Unit 1509).

This instrument is provided without warranty by the Trustee of any nature. Trustee conveys to Grantee only pursuant to his rights and powers granted as set forth in this Instrument and in accordance with Tennessee Law.

Ernest B. Williams IV, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the Undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ernest B. Williams IV, Successor Trustee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee as set forth in this instrument, and that he as such Trustee being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of September, 2011.

CECILIA M. HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Cecilia M. Hensley
Name

My commission expires: April 15, 2015

(Affix visible seal)