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 1480507600

BILL GARRETT, Davidson County
Trans:T20110065026 DEEDTRS
Recvd: 10/18/11 11:07 3 pgs
Fees:18.00 Taxes:180.38
20111018-0080886

**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 David C. Avelar and Juanna Reys, to R. Dale Floyd, Trustee, of record in Instrument No. 20030131-0013945, of 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. 20110913-0070910, 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 September 23, and continuing on September 30, and October 7, 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 October 18, 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 Forty-Eight Thousand Seven Hundred Fifty and 00/100 Dollars ($48,750.00) 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 Forty-Eight Thousand Seven Hundred Fifty and 00/100 Dollars ($48,750.00) 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 Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Haywood Heights, Section 2, of record in Book 2663, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to David C. Avelar and Juanna Reyes by deed from Garnett Garner, Jr. and wife, Carolyn Jones Garner, appearing of record in Book 10287, page 521, of the Register's Office of Rutherford 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 352B Leo Lane, Nashville, Tennessee 37211.

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.

Notice of the Right to Foreclosure has been timely given in compliance with T.C.A. §35-5-117.

IN WITNESS, WHEREOF, this instrument is executed this the 18th day of October, 2011.

George H. White, Successor Trustee

STATE OF TENNESSEE )
ss.
COUNTY OF RUTHERFORD )

On this the 18th day of October, 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 18th day of October, 2011.

Notary Public

My commission expires: 2-22-15

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

MR-11294

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $48,750.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 18th day of October, 2011.

Notary Public

My commission expires: 2-22-15

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY