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 108040A12300CO

**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 T. F. Homes, LLC, to R. Dale Floyd, Trustee, of record in Instrument No. 20010207-0012339, as modified in Instrument No. 20011210-0135611, Instrument No. 20020701-0078719, Instrument No. 20021211-0152648, Instrument No. 20030806-0111793, Instrument No. 20030912-0134385, 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. 20120131-0008576, 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 January 27, and continuing on February 3, and February 10, 2012, by publication duly and regularly made in the Davidson A.M. in Nashville, Davidson County, Tennessee, and proceeded at the time and place and upon the terms setforth in said advertisement, that is on February 28, 2012 at 1:00 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 Ninety-Five Thousand Seven Hundred Eighty-Nine and 49/100 Dollars ($95,789.49) 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 Ninety-Five Thousand Seven Hundred Eighty-Nine and 49/100 Dollars ($95,789.49), cash in hand paid which was

BILL GARRETT, Davidson County
Trans:T20120014459 DEEDTRS
Recvd: 02/28/12 13:26 7 pgs
Fees:38.00 Taxes:354.42
20120228-0017182

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. 70 on the Final Plat of Phase II, Section IV A, Villages of Larchwood, of record in Instrument No. 20000925-0096098, amending Plat Book 7900, page 847, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to T. F. Homes, LLC by deed appearing of record in Instrument No. 20010207-0012330, of the Register's Office for 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 1143 Fitzpatrick Road, Nashville, Tennessee 37214.

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.

The sale of the land is subject to the right of the Tennessee Department of Revenue to redeem the land as provided for in T.C.A. §67-1-1433(c)(1). Copies of the notice required by T.C.A. §67-1-1433(b)(1) given to and the reply from the State of Tennessee are attached as Exhibits hereto.

IN WITNESS, WHEREOF, this instrument is executed this the 28th day of February, 2012.

George H. White, Successor Trustee

STATE OF TENNESSEE )
ss.
COUNTY OF RUTHERFORD )

On this the 28th day of February, 2012, 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.

28th WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the day of February, 2012.

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 $95,389.49, 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 28th day of February, 2012.

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

January 24, 2012

Via Certified Mail #7010 0290 0003 0992 2079

Tennessee Department of Revenue
Revenue Enforcement Division
Special Procedures Section
P. O. Box 190665
Nashville, Tennessee 37219-0665

RE: T. F. Homes, LLC
1143 Fitzpatrick Road
Nashville, Tennessee 37214
Entity ID: 001 62-1828091/000

Dear Sir:

Pinnacle National Bank is the owner and holder of a Note dated January 31, 2001, in the original principal amount of $108,800.00 which is secured by a Deed of Trust executed by T. F. Homes, LLC of record in Instrument No. 20010207-0012339, as modified in Instrument No. 20011210-0135611, Instrument No. 20020701-0028719, Instrument No. 20021211-0152648, Instrument No. 20030806-0111793, Instrument No. 20030912-0134385, all of record in 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:

Map/Parcel: 108040A12300CO

Address: 1143 Fitzpatrick Road, Nashville, Tennessee 37214

Description: Lot 70, Villages of Larchwood, Phase II, Section IV-A

Reference is hereby made to Warranty Deed of record in Instrument No. 20010207-0012330, of the Register's Office for Davidson County, Tennessee, for more complete details of location and description of said property.

The outstanding principal balance plus accrued interest owed on the Note to Pinnacle National Bank is $95,774.54 as of February 28, 2012. 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 | $1,500.00 |
| Attorney's fees | $1,250.00 |
| TOTAL DUE | $2,750.00 |

MR-12024

These estimated charges added to the principal balance and interest accruing to the date of sale total the approximate amount of $98,524.54 that will be due and owing at that time. The address of the party initiating the foreclosure proceeding is Pinnacle National Bank, 114 West College Street, Murfreesboro, Tennessee 37130. The attorney for the proceeding is George H. White, White & Polk, P.C., 107 West College Street, Murfreesboro, Tennessee 37130. I have, also, enclosed copies of the Deed of Trust and Modifications for your records.

An examination of the public records in the Register's Office of Davidson County, Tennessee reveals a Notice of the following State Tax Lien:

Instrument No. 20090518-0045196 – T.F. Homes, LLC
Entity ID 001 62-1828091/000

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. on January 27, February 3, and February 10, 2012, with the sale date set for February 28, 2012, commencing at 1:00 p.m outside the door of the Davidson County Register of Deeds located at the Bridgestone Arena, 501 Broadway, Nashville, Tennessee, and thereafter proceeding to sell at public outcry said property to the highest and best bidder for cash.

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

Enclosures

mr

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

January 30, 2012

George H. White
White & Polk, P.C.
107 West College Street
Murfreesboro, TN 37130

Re: Foreclosure Sale of Property Owned by: **T.F. Homes, LLC**
Entity Number: **001 62-1828091**
1143 Fitzpatrick Road, Nashville 37214

This is in reference to your letter dated January 24, 2012 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **February 28, 2012** is **$100,302.28**. *(Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued).*

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (form enclosed), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Rosemary Maltese, Accounting Technician 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

SP/bt
c: *file*

# Accounting Of Sale

TAXPAYER NAME: T.F. Homes, LLC

ENTITY: 001 62-1828091

DATE OF SALE: _____

| | |
|---|---|
| **FINAL BID** | **$** |
| | **Disbursement Breakdown** |
| **Foreclosure Sale Fees** | **$** |
| **Publication of Sale Cost** | **$** |
| **Foreclosing Attorney Fees** | **$** |
| **Title Work Cost** | **$** |
| **Recording Fees** | **$** |
| **P&I paid on 1st Lien Holder Lender Name:** | **$** |
| **P&I paid on 2nd Lien Holder Lender Name:** | **$** |
| | |
| | |
| | |
| | |
| | |
| **TOTAL DISBURSEMENT** | **$** |
| **Excess Funds** | **$** |

**PREPARED BY:** _____ **DATE:** _____

**COMPANY NAME:** _____

Rev-TE/SaleAcntg