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

BILL GARRETT, Davidson County
Trans:T20130096727 DEEDTRS
Recvd: 11/13/13 12:09 3 pgs
Fees:18.00 Taxes:832.50
20131113-0117258

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Pinnacle Holding Co. 2, Inc. 150 Third Avenue, South, Suite 900 Nashville, Tennessee 37201	Same	Map 52-01 Parcel 148.00

WHEREAS, Hermosa Holdings, Inc., a Tennessee corporation, by deed of trust (the "Deed of Trust") dated August 2, 2006, transferred and conveyed to Jason K. West, Trustee, the property described in Exhibit A hereto (the "Property"), the Deed of Trust being of record in Instrument No. 20060814-0099358, and as re-recorded in Instrument No. 20060913-0113334, as modified and/or amended in Instrument Nos. 20070522-0061011, 20080331-0032228; 20081204-0117710; 20090310-0021772; 20090707-0063596; 20100430-0033017, 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. 20131007-0104899, 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 October 18, 2013, October 25, 2013 and November 1, 2013, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve (12:00 p.m.), o'clock, noon, on November 13, 2013, at the front door of the Bridgestone Arena, 501 Broadway, at the entrance to the Register of Deeds, in Nashville, Davidson County, Tennessee, when and where PNB Holding Co. 2, Inc. ("Grantee"), became the last and highest bidder for cash at the price of Two Hundred Twenty-Five Thousand ($225,000.00) 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, PNB Holding Co. 2, Inc., 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 13th day of November, 2013.

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 13th day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 03-07-17

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

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 03-07-17

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

EXHIBIT "A"

TRACT NO. I:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being the southwesterly part of Lot No. 7 on the Plan of Forest Park Acreage Tracts at Madison, Tennessee, as of record in Book 843, page 45, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the easterly margin of Forest Park Road at the southwest corner of Lot No. 7; thence with the southerly line of Lot No. 7, eastwardly 493 feet to a stake; thence northwardly 75 feet to a point; thence westwardly 493 feet to the easterly margin of Forest Park Road; thence with the easterly margin of said road, southwardly 75 feet to the point of beginning.

TRACT NO. 11:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Tract No. 8 in Forest Park Acreage Tracts at Madison, Tennessee, as the same appears of record in Book 843, page 45, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Said Tract No. 8 fronts 200 feet on the east side of Forest Park Road and runs back on its north line, S 86 deg. E 872 feet and runs back on its south line, S 86 deg. East 381.5 feet to a point; thence N 37-1/4 Deg. West 169 feet to a point, its east line runs S 52-1/4 deg. W 497 feet and contains 3.8 acres, more or less.

INCLUDED in the above description but EXCLUDED from this conveyance is the property conveyed to Anthony F. Colagross and wife, Helen Colagross, by deed from C.C. Hamilton and wife, Carrie Hamilton, of record in book 946, page 227, Register's Office for Davidson County, Tennessee, to-wit: Beginning at a point, being the southwest corner of said Tract No. 8 of said plan; thence S 86 deg. E 200 feet to a point; thence due north and parallel with Forest Park Road 50 feet to a point; thence N 86 deg. W 200 feet to a point in the easterly margin of Forest Park Road; thence south with the easterly margin of Forest Park Road, 50 feet to the point of beginning.

ALSO INCLUDED in the above description, but EXCLUDED form this conveyance it the property conveyed to Byron Swindle and wife, Paulino Swindle, by deed from J.H. Gardenhire and wife, Ruth Gardenhire, of record in book 1046, page 656, Register's Office for Davidson County, Tennessee, to-wit: Being a pan of Tract No. 8, said part fronts 125 feet on the east side of Forest Park Road and runs back in an easterly direction to a dead line 200 feet, more or less, and includes thereon two houses and one garage being South 125 feet of the North 150 feet of West 200 feet of Tract No. 8 in Forest Park Acreage Tracts, Madison, Tennessee.

Being the same property conveyed to Hermosa Holdings, LLC, by quitclaim deed from Hermosa Holdings, Inc. of record in Instrument No. 20110331-0024871, Register's Office for Davidson County, Tennessee.

Hermosa Holdings, Inc. converted to Hermosa Holdings, LLC, a Tennessee Limited Liability Company, in Instrument No. 20070921-0113218, said Register's Office.

This is unimproved property having an address of 421 and 501 Forest Park Drive, Madison, Tennessee 37115.

Map 52-01, Parcel 148.00