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

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
PNB Holding Co. 2, Inc. 150 Third Avenue, South, Suite 900 Nashville, Tennessee 37201	Same	Map 157-00-0 Parcel 024.00

WHEREAS, Anthony D. Myers, Sr. and wife, Tina H. Myers, by deed of trust (the "Deed of Trust") dated June 28, 2001, transferred and conveyed to Hugh Queener, Trustee, the property described in Exhibit A hereto (the "Property"), the Deed of Trust being of record in Instrument No. 20010709-0072743, 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. 20140908-0081866, 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 September 19, 2014, September 26, 2014 and October 3, 2014, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve (12:00 p.m.), o'clock, noon, on October 15, 2014, 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 Six Hundred Sixty Five Thousand Five Hundred Ninety ($665,590.00) 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.

4. 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.

BILL GARRETT, Davidson County
Trans:T20140077709 DEEDTRS
Recvd: 10/15/14 12:10 8 pgs
Fees:43.00 Taxes:2462.68
20141015-0095228

This sale is expressly subject to the 120 days right of redemption by the Internal Revenue Service, Department of U.S. Treasury, pursuant to due notice given in accordance with Section 7425 of the Internal Revenue Code, as evidenced by exhibits hereto.

Dated this 15th day of October, 2014.

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 15th day of October, 2014.

NOTARY PUBLIC

JULIE MOGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: 03-07-17

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $665,590.00.

AFFIANT

Subscribed and sworn to before me this 15th day of October, 2014.

JULIE MOGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 03-07-17

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Iroquois Meadows, of record in Book 5050, Page 86, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anthony D. Myers, Sr. and wife, Tina H. Myers by warranty deed from Robert A. Crowder and wife, Jill Crowder of record in Book 11536, Page 637, Register's Office for Davidson County, Tennessee.

This is improved property known as 2411 Old Hickory Boulevard, Nashville, Tennessee 37221.

Map 157-00-0, Parcel 024.00

NOTICE OF FORECLOSURE SALE

WHEREAS, default having occurred in the performance of the terms, conditions and covenants under that certain deed of trust (the "Deed of Trust") dated June 28, 2001, executed by Anthony D. Myers, Sr. and wife, Tina H. Myers, to Hugh Queener, Trustee, the Deed of Trust being of record in Instrument No. 20010709-0072743, Register's Office for Davidson County, Tennessee, and Larry D. Craig having been appointed Substitute Trustee by instrument of record in Instrument No. 20140908-0081866, said Register's Office;

NOW, THEREFORE, I, Larry D. Craig, as Successor Trustee and not otherwise, acting upon the demand of Pinnacle Bank, formerly Pinnacle National Bank, now a state chartered Tennessee Bank, who is the lawful owner and holder of the indebtedness secured by the Deed of Trust, and after having declared the entire indebtedness due and payable, will, on

October 15, 2014

at twelve o'clock noon (12:00 p.m.) at the front door of the Bridgestone Arena, 501 Broadway, at the entrance to the Register of Deeds, in Nashville, Davidson County, Tennessee, sell to the highest bidder for cash, at public outcry, the following described property (the "Property") in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Iroquois Meadows, of record in Book 5050, Page 86, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anthony D. Myers, Sr. and wife, Tina H. Myers by warranty deed from Robert A. Crowder and wife, Jill Crowder of record in Book 11536, Page 637, Register's Office for Davidson County, Tennessee.

This is improved property known as 2411 Old Hickory Boulevard, Nashville, Tennessee 37221.

Map 157-00-0, Parcel 024.00

The sale of the Property shall be subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The right is reserved to adjourn the day of the sale to another day, time and place certain without further publication, upon announcement at the time and place for the sale set forth above.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder will be deemed the successful bidder.

This sale is subject to the Right of Redemption by the INTERNAL REVENUE SERVICE, DEPARTMENT OF U.S. TREASURY, pursuant to 26 U.S.C. 7425(d)(2) by reason of the following Notice of Federal Tax Lien, the same being of record in Instrument No. 20100510-0035636, Register's

Continued to next column

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Office for Davidson County, Tennessee, and notice of sale has been given to the IRS in accordance with 26 U.S.C. 7425(b).

OTHER INTERESTED PARTIES AND/OR SUBORDINATE LIENHOLDER(S): Margaret Ann Duffey, Janet T. Crossley, Carol Browning Duffy Miller, William E. Duffey, Jr., Muffett Testerman Buckner, Ben Testerman, and Janet Testerman Cleary; Prudential Insurance Co. of America; and King & Ballow.

THIS IS AN ATTEMPT TO COLLECT A DEBT. Any information obtained will be used for that purpose.

This 16th day of September, 2014.

LARRY D. CRAIG, as Substitute Trustee, and not otherwise
305 Fourteenth Avenue, North
Nashville, Tennessee 37203
(615) 320-5577
DAVIDSON A.M. INSERTION DATES: 9/19/14; 9/26/14; and 10/3/14

LARRY D. CRAIG

Attorney at Law

305 FOURTEENTH AVENUE NORTH • NASHVILLE, TENNESSEE 37203-3416
PHONE:(615) 320-5577 • FAX:(615) 320-5597

2014 SEP 17 PM 1:38

September 16, 2014

District Director, Internal Revenue Service
ATTN: Chief, Special Procedures Section
801 Broadway, MDP 53
Nashville, Tennessee 37203
VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED AND REGULAR U.S. MAIL

RE: Taxpayer: Anthony D. & Tina H. Myers (SSN: XXX-XX-0540)
Serial No. 651275710
Notice of Sale or Foreclosure of Lien under §7425
Taxpayer's Last Known Mailing Address:
2411 Old Hickory Boulevard, Nashville, Tennessee 37221
Property Subject to Foreclosure: 2411 Old Hickory Boulevard, Nashville, Tennessee 37221

Ladies and Gentlemen:

Notice is hereby given in accordance with 217425(b) of the I. R. C. of 1954 that Pinnacle Bank intends to foreclose their lien as second mortgage holder on real estate of the above-referenced taxpayer, which foreclosure may, by operation of local law, extinguish or discharge federal tax liens on such real estate.

Pursuant to Reg. 301.7325 – 3(d)(1) the following information is submitted:

Person submitting Notice: :Larry D. Craig, Attorney for the mortgage holder, Pinnacle Bank, of the indebtedness secured by the lien to be foreclosed. The address is set out on this letterhead.

Liens Affected: Federal Tax Lien recorded is believed to attach to the property of the taxpayer/borrower. The tax lien has been filed subsequent to the deed of trust being foreclosed.

Description of Realty to be Sold: The legal description of the property to be sold is as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Iroquois Meadows, of record in Book 5050, Page 86, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Anthony D. Myers, Sr. and wife, Tina H. Myers, by deed of record in Book 11536, Page 637, Register's Office for Davidson County, Tennessee.

This is improved real property having an address of 2411 Old Hickory Boulevard, Nashville, Tennessee 37221.

Chain of Title: Although no representation of title is made, the following instruments appear in the Register's Office for Davidson County, Tennessee:

1. A warranty deed to Anthony D. Myers, Sr. and wife, Tina H. Myers, of record in Book 11536, Page 637, Register's Office for Davidson County, Tennessee (vesting deed).

2. A deed of trust executed by Anthony D. Myers, Sr. and wife, Tina H. Myers, to Hugh Queener, Trustee, of record in Instrument No. 20010709-0072743, Register's Office for Davidson County, Tennessee, to secure to Pinnacle National Bank one note dated June 28, 2001, in the original principal amount of $975,000.00, payable as set forth therein; Appointment of Substitute Trustee having been subsequently recorded in Instrument No. 20140908-0081866, said Register's Office.

3. An open end deed of trust executed by Anthony Dean Myers and Tina H. Myers, husband and wife, to Hugh Queener, Trustee, of record in Instrument No. 20010709-0072744, to secure to Pinnacle National Bank one note dated June 28, 2001, in the original principal amount of $125,000.00, payable as set forth therein.

4. A subordinate deed of trust executed by Anthony D. Myers, Sr. and wife, Tina H. Myers, to C. Allen Ragle, Trustee, of record in Instrument No. 20051219-0152072, Register's Office for Davidson County, Tennessee, to secure to Margaret Ann Duffey, Janet T. Crossley, Carol Browning Duffy Miller, William E. Duffy, Jr., Muffett Testerman Buckner, Ben Testerman, and Janet Testerman Cleary one note dated December 14, 2005, in the original principal amount of $500,000.00, payable as set forth therein.

5. Notice of Federal Tax Lien, Serial No. 651275710, against Anthony D. & Tina H. Myers, in favor of the United States, in the amount of $76,829.31, dated 4/30/10 and recorded 5/10/10 in Instrument No. 20100510-0035636, Register's Office for Davidson County, Tennessee.

6. Judgment, Case No. 94GSV-2010-CV-1769, against Anthony D. Myers, in favor of Prudential Insurance Co. of America in the amount of $11,542.39, dated 6/28/10 and recorded 7/26/10 in Instrument No. 20100726-0058066, Register's Office for Davidson County, Tennessee.

7. Judgment, Case No. 14-213-III, against Anthony Myers, in favor of King & Ballow, in the amount of $31,035.11, recorded 5/28/14 in Instrument No. 20140528-0045626, Register's Office for Davidson County, Tennessee.

Manner of Proposed Sale: The proposed sale will take place at **12:00 p.m. on October 15, 2014** at the front door of the Bridgestone Arena, 501 Broadway, at the entrance to the Register's of Deeds in Nashville, Davidson County, Tennessee, to the highest and best bidder for cash.

Disbursements Senior to Tax Lien: The approximate amounts of the principal obligation and interest secured by the lien sought to be enforced and a description of other expenses which will be charged against the sale proceeds are as follows:

Pinnacle Bank*	$601,394.56
Estimated Legal Expenses (incl. Publication + Filing fees)	$ 2,500.00
TOTAL	$603,894.56

*as of 9/2/2014

Please note: Pinnacle Bank is the holder of the enclosed Second Position Open-End Deed of Trust also made on June 28, 2001, by Anthony D. Myers and wife, Tina H. Myers, in the original principal sum of $125,000.00 which has an unpaid sum owing as of 9/2/14 in the amount of $126,660.16 (copy enclosed). Also, back real property taxes exist.

In accordance with Reg. §301.7425-3(d)(3), please acknowledge receipt of this notice on the enclosed copy of this notice and return it to the undersigned in the enclosed self-addressed stamped envelope.

Sincerely,

Larry D. Craig

LDC/jm
cc: Allen Dixon, Pinnacle Bank
Enclosures
(1) Deed of Trust being foreclosed upon
(2) Notice of Federal Tax Lien
(3) Second and Third Deeds of Trust and Judgment Liens
(4) Notice of Foreclosure Sale
(5) Appointment of Substitute Trustee
(6) Copy of Letter and stamped return envelope

ACKNOWLEDGMENT:
INTERNAL REVENUE SERVICE

Tanya Allen
cn=Tanya Allen, o=AL, ou=SB/SE, email=Tanya.Allen@irs.gov, c=US
2014.09.22 10:36:57 -05'00'

By: _____
Printed Name
Title: Tanya Allen

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

District Director, IRS
Attn: Chief, Spec. Procedures
801 Broadway MDP 53
Nashville TN 37203

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Holly Reed
C. Date of Delivery 9.15.14

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service l) 7012 2210 0001 6740 9909

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540