THIS INSTRUMENT WAS PREPARED BY WILSON N. WEST, ATTORNEY, 21ST FLOOR L & C TOWER, NASHVILLE, TENNESSEE 37219

BUYER:	ADDRESS:	SEND TAX BILLS TO:
Commerce Union Bank	4243 Lebanon Road Hermitage, Tennessee 37076	Same

MAP: 150-9
PARCEL: 41

TRUSTEE'S DEED

This instrument made and entered into this the 16th day of August, 1974, by and between Wilson N. West, Substitute Trustee, Party of the First Part, and Commerce Union Bank, a Tennessee Banking Corporation, Party of the Second Part.

WHEREAS, by deed of trust dated March 9, 1973, of record in the Register's Office for Davidson County, Tennessee in Trust Deed Book 4689, page 447, Richard F. Pendigraph and wife, Peggy G. Pendigraph, conveyed to the First Party as Trustee the hereinafter described real estate to secure a note in the amount of $15,000, and,

WHEREAS, default was made in the payment of said note and said indebtedness and the holder thereof having directed the First Party to sell said property as provided by said trust deed. The First Party did on July 25, August 1, and August 8, 1974, caused to be published in the Nashville Record in Nashville, Davidson County, Tennessee, advertisement of said foreclosure sale on Friday, August 16, 1974 at 11:00 o'clock a.m. at the south door of the Courthouse to the highest and best bidder and after receiving competitive bids, sold said property to Commerce Union Bank at the price of $6,000, this being the highest, last, and best bid, which amounted to a portion of the balance due and interest accrued thereon.

NOW, THEREFORE, this deed Witnesseth:

That for and in consideration of the Second Party cancelling and surrendering the note and indebtedness secured by

the aforesaid deed of trust, the First Party has this day bargained and sold and does hereby sell, transfer and convey unto the Second Party, its heirs and assigns the following described real estate located in Nashville, Tennessee and more particularly described as follows to wit:

> Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Forest View Park, Section I, as of record in Book 3700, pages 109 and 110, Register's Office for said County.
>
> Said Lot fronts 94 feet on the southeasterly side of Forest View Drive and runs back 93.90 feet on the northeasterly line and 145 feet on the southwesterly line, to a dead line in the rear on which it measures 94.31 feet.
>
> Being the same property conveyed to Richard F. Pendrigraph and wife, Peggy G. Pendigraph by deed from C&S Builders Inc., as of record in Deed Book 4335, page 282, in the Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate together with all improvements thereon unto the Party of the Second Part, its heirs and assigns in fee simple forever and in bar of all right or equity of redemption, homestead, dower and all other exemptions of every kind.

And the First Part, as Trustee, does hereby transfer, assign and set over unto the Second Party all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant the title as fully as he is authorized to do as Trustee but not further or otherwise.

Witness the signature of the First Party on this the day and date first above written.

Wilson N. West

WILSON N. WEST
SUBSTITUTE TRUSTEE

I hereby swear or affirm that the actual consideration or true value for this [illegible] is greater, is $6,000.00. Affiant Wilson West

Subscribed and sworn to before me this 13th day of Sept 1974

Deputy Register [illegible]

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 4851 PAGE 700

Personally appeared before me, Jimmie D. Ruskin, a Notary Public in and for said County and State the above-named Wilson N. West, Substitute Trustee, who after being duly sworn, acknowledged that he executed and signed the above instrument for the purposes therein contained.

Jimmie D. Ruskin
NOTARY PUBLIC

JIMMIE D. RUSKIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires: 10/26/77

C709965

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IDENTIF. REFERENCE

SEP 13 9 32 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

SEP13'74	CONV	*6,000.00			
SEP13'74	S'TAX		A*	15.60	
SEP13'74	PR'FEE		A*	.50	
SEP13'74	W'DEED		A*	6.00	* 22.10