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New Owner:

COMMERCE UNION BANK
4th and Union Streets
Nashville, Tennessee 37201

Mail tax bills:
SAME

Map # 75-9
Parcel # 13

Mail

TRUSTEE'S DEED

WHEREAS, on the 2nd day of April, 1974, Donald R. Higgins and wife, Janice M. Higgins, conveyed the property herein described to James L. Robinson, Trustee, in a Deed of Trust of record in Book 4803, pages 699 and 700, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said conveyee joined in said deed and conveyed a property to James L. Robinson, Trustee, for the purpose of securing the note described in said Deed; and

WHEREAS, default was made in the payment of said note, and the owner and holder of said note instructed the said James L. Robinson, Trustee to institute foreclosure proceedings as provided for in said Deed; and

WHEREAS, the said James L. Robinson, Trustee, did advertise in accordance with the provisions of said Deed, to sell said property at the south door of the Courthouse in Davidson County, Tennessee, on March 13, 1975, at 12:00 Noon; and

WHEREAS, at the time and place as named in said advertisement, the said James L. Robinson, Trustee, offered the property herein described for sale, to the highest bidder for cash and the best bid received was that of Commerce Union Bank in the amount of Six Thousand and no/100 ($6,000.00) Dollars; and

NOW, THEREFORE, I, James L. Robinson, Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Six Thousand and no/100 ($6,000.00) Dollars credited and applied as a payment on the note secured by the aforementioned Deed of Trust, do by these presents, sell and transfer and convey unto the Commerce Union Bank, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 587 on the Plan of Hermitage Hills, Section 6, of record in Book 3300, page 10 Register's Office for Davidson County, Tennessee.

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Being the same property conveyed to Donald R. Higgins and wife Janice M. Higgins by deed from Forrest Gene Jennings and wife Thelma Jean Jennings, of record in Book _____, Page _____ Register's Office for said County.

Said sale was made subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said Commerce Union Bank, its successors and assigns, forever. I make this conveyance in pursuance to the powers vested in me as Trustee, transferring to Commerce Union Bank, its successors and assigns, forever, the benefit of all warranties as made to me in said Deed, but no further or otherwise.

Executed at Nashville, Tennessee, this 17th day of March, 1975.

James L. Robinson Trustee
JAMES L. ROBINSON, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Louise M. Duke, a Notary Public in and for said County and State, the within named James L. Robinson, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of March, 1975.

Louise M Duke
NOTARY PUBLIC

My Commission Expires: 1-30-77

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $6,000.00.

James L. Robinson
AFFIANT

Subscribed and sworn to before me this 17th day of March, 1975.

Louise M Wade
NOTARY PUBLIC

My Commission Expires: 8-30-77

C 95340

IDENTIF. REFERENCE

APR 23 11 33 AM '75

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:

Herman O. Loewenstein
Attorney at Law
11th Floor
Third National Bank Building
Nashville, Tennessee 37219

APR 23 75	CONV	*6,000.00				
APR 23 75	S'TAX		A*	15.60		
APR 23 75	PR'FEE		A*	.50		
APR 23 75	W'DEED		A*	6.00	*	22.10