THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
1912 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

142-3
2.5 pd

TRUSTEE'S DEED

WHEREAS, by deed of trust dated April 8, 1974, of record in Book 4806, page 697, Register's Office for Davidson County, Tennessee, J. O. Ritchason d/b/a J. O. Ritchason & Sons, and wife, M. Alberta Ritchason, conveyed to William N. Dearborn, Trustee, the hereinafter described real property, to secure a note of even date therewith, which note is fully described in the deed of trust; and,

WHEREAS, default having occurred in the payment of said note, and in accordance with the terms of said note and deed of trust, the holder thereof declared the entire indebtedness due and owing; and,

WHEREAS, the lawful owner and holder of the indebtedness directed the said William N. Dearborn, Trustee, to sell the said property described in the deed of trust, and in accordance with the terms thereof, and pursuant to said direction, said William N. Dearborn, Trustee, did advertise the said property for sale as provided in said deed of trust and note, and the said property was advertised to be sold at 12:00 o'clock noon on Wednesday, June 18, 1975, at the Courthouse door in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from equity of redemption, except as hereinafter set out, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the deed of trust; and the said advertisement of sale was duly published in The Nashville Record, a newspaper of general circulation in Nashville, Davidson County, Tennessee, on May 15, 22 and 29, 1975; and,

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, Joseph M. Watts, acting for Commerce Union Bank, was the highest and best bidder;

NOW, THEREFORE, the undersigned, William N. Dearborn, Trustee, pursuant to the bid of Joseph M. Watts acting for Commerce Union Bank, acknowledges the receipt of Twenty-Two Thousand

Dollars ($22,000.00), said amount being the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Commerce Union Bank, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real property in Davidson County, Tennessee:

> Being Lot No. 363 on the Plan of Walnut Hill Manor, Section I, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee, described as follows:
> BEGINNING at a concrete monument in the easterly margin of Stirrup Drive, the common front corner of Lots Nos. 362 and 363 on said plan; thence eastwardly along the line between said lots 115.0 feet to a concrete monument, the common rear corner of Lots Nos. 362, 363, 364 and 365; thence southwardly along the line between Lots Nos. 363 and 364, 136. feet to a point in the margin of Wagon Drive; thence along the margin of Wagon Drive westwardly 74.6 feet to a concrete monument, the beginning of a curve; thence with a curve to the right having a radius of 25 feet, 35.70 feet to a concrete monument in the easterly margin of Stirrup Drive; thence northwardly along the margin of Stirrup Drive, 100.0 feet to the point of beginning.
>
> Being the same property conveyed to J. O. Ritchason d/b/a J. O. Ritchason & Sons, by deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 4804, page 208, Register's Office for Davidson County, Tennessee.

Said sale is subject to any and all unpaid taxes and prior 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, William N. Dearborn, Trustee, does hereby transfer, assign, and set over unto Commerce Union Bank, all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant title as fully as he, as Trustee, is authorized so to do, but no further or otherwise.

IN WITNESS WHEREOF, the said William N. Dearborn, Trustee, has executed this instrument on this 24th day of June, 1975.

William N. Dearborn, Trustee

WILLIAM N. DEARBORN, TRUSTEE

BOOK 4926 PAGE 677

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Sue B. Whitney (Harding), a Notary Public in and for said State and County, the within named William N. Dearborn, 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 office at Nashville, Tennessee, this 24th day of June, 1975.

Sue B. Whitney (Harding)
Notary Public

My Commission Expires: 4-27-76

Address New Owner As Follows: Send Tax Bills To: Map-Parcel No.

Commerce Union Bank
2112 Parkway Towers Same
Nashville, Tennessee 37219

IDENTIFICATION REFERENCE

FILED JUN 26 9 12 AM '75
DAVIDSON COUNTY, TENN.
REGISTER

00454

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $22,000.00.

William N. Dearborn
Affiant

Subscribed and sworn to before me, this 24th day of June, 1975.

Sue B. Whitney (Harding)
Notary Public

My Commission Expires: 4-27-76

Jun 26-75 CO 22,000.00
Jun 26-75 ST A * 57.20
Jun 26-75 PF A * .50
Jun 26-75 WD A * 6.00 * 63.70