SEND TAX BILLS & NEW OWNER:
COMMERCE UNION BANK
400 UNION ST.
NASHVILLE, TN.
37219

BOOK 4934 PAGE 11

Map 81-15, File Box "6"
Par. 233
M.O.

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

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on or as of the 24TH day of March, 1975, by and between James R. Newpart, Trustee, hereinafter called "First Party", and Commerce Union Bank, hereinafter called "Second Party",

W I T N E S S E T H:

WHEREAS, by deed of trust dated September 12, 1973, of record in Book 4747, page 764, Register's Office for Davidson County, Tennessee, Ira M. Held and wife, Marva K. Held, conveyed to James R. Newpart, Trustee, the hereinafter described real property to secure the payment of the indebtedness therein described, evidenced by a promissory note dated September 12, 1973, in the original principal amount of Four Thousand Seven Hundred Dollars ($4,700.00); and

WHEREAS, default was made in the payment of said note and the holder thereof having directed the First Party to sell said property, as provided by said deed of trust, First Party did, on March 21, 1975, by giving thirty days' notice by weekly publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, advertise said property to be sold on that date, and, pursuant to said advertisement and notice, on said date, during legal hours and at the time set forth in said advertisement, First Party offered said property for sale, together with all improvements thereon, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash, free from the equity of redemption, homestead and dower and all other exemptions, as provided in said deed of trust, and, after receiving only one bid, sold said property to Second Party at the price of Three Thousand and No/100 Dollars ($3,000.00), this being the highest, last, only and best bid.

NOW, THEREFORE, this deed witnesses: That for and in consideration of the sum of Three Thousand and No/100 Dollars ($3,000.00), the First Party has this day bargained and sold, and does hereby sell, transfer and convey unto Second Party, its successors and assigns, the following described real estate in Nashville, Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 381 on the Plan of McGavock, Wetmore, et al, 2nd Addition to Nashville, called the Town of McGavock of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Beginning at the northeast corner of the 1st alley west of 17th Avenue, North, formerly James Street and Underwood Street; thence with the Easterly margin of said alley, Northerly 114 feet to a point 15 feet South of the Southerly margin of a 10 foot alley; thence East 30 feet to the westerly line of the property conveyed to Henry Potter, et ux, by deed from P. H. Henderson, Trustee and Daisy D. Henderson, of record in Book 634, page 40, said Register's Office; thence with Potters' West line, Southerly 120 feet more or less, to the Northerly margin of Underwood Street; thence with the northerly margin of said street, westwardly 31-7/17 feet to the beginning.

Being the same property conveyed to Ira M. Held and wife, Marva K. Held, by deed from Mattie L. Upshaw Young, et al, being all of the heirs at law of Maggie Estelle Lane Upshaw by deed of record in Book 4744, page 987, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the Second Party, its successors and assigns, in fee simple forever, subject, however, to any unpaid taxes.

And First Party, 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 entitled to do as Trustee, but no further or otherwise.

WITNESS the signature of the First Party as Trustee on or as of the 24 day of March, 1975.

James R Newpart
TRUSTEE

IDENTIFICATION REFERENCE
D07716
JUL 22 12 54 PM '75
REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jerry W Seale, a Notary Public in and for said County and State, James R. Newpart, the within named 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 24 day of MARCH, 1975.

Jerry W Seale
Notary Public

My Commission Expires: MARCH 12, 1979

JERRY W. SEALE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE JUL 22 '75 CONV *3,000.00
COUNTY OF DAVIDSON JUL 22 '75 TAX
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS DEED
$ 3,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 22 DAY OF July 19 75
Deputy Register

A* 7.80
A* 4.80
* 12.30