NEW OWNER:
COMMERCE UNION BANK
400 UNION ST.
NASHVILLE, TN.
37219

SEND TAX BILLS:
(SAME)

Map 130-10
Par. 85
Mo

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

File Box "6"

TRUSTEE'S DEED

BOOK 4934 PAGE 13

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 February 5, 1974, of record in Book 4787, page 876, Register's Office for Davidson County, Tennessee, Ira M. Held and wife, Marva K. Held, conveyed to James R. Newpart of Commerce Union Bank, Trustee, the hereinafter described real property to secure the payment of the indebtedness therein described, evidenced by a promissory note dated February 5, 1974 in the original principal amount of Ninety Thousand and No/100 Dollars ($90,000.00); 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 Twenty Thousand and No/100 Dollars ($20,000.00), this being the highest, last, only and best bid.

NOW, THEREFORE, this deed witnesses: That for and in consideration of the sum of Twenty Thousand and No/100 Dollars ($20,000.00), 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 Lots Nos. 1 and 2, of Block 3, on the plan of Manors of Belle Meade, as of record in Book 547, page 152, Register's Office for said County.

Said Lots Nos. 1 and 2 front 93 feet 2 inches each on the northerly side of Tyne Boulevard and run back between parallel lines 266-1/2 feet to a dead line, said Lot No. 1 running back with the easterly margin of Chancery Lane.

Being the same property conveyed to Ira M. Held and wife, Marva K. Held, by deed from Carey F. McNeilly and wife, Mary Grace McNeilly, of record in Book 4695, page 88, said Register's Office.

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 24th day of March, 1975.

James R Newpart
TRUSTEE

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

JERRY W. SEALE * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

My Commission Expires: MARCH 12, 1979

JUL 22 CONV 20,000.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 28,000.00 CONSIDERED
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 23 DAY OF July 19 75
Deputy Register

A* 52.00
A* .50
A* 4.00 * 56.50

JUL 22 12 55 PM '75
FEE REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

007717