THIS INSTRUMENT PREPARED BY:
Angus Gillis III
HAYNES AND SMITH, Attys
1601½ Buchanan St.
Nashville, TN. 37208

mail TO

SEND TAX BILLS TO:
Commerce Union Bank
800 Main
Nashville, TN
ATTN: MR. BILL McKEAND

149-12
2

TRUSTEE'S DEED

BOOK 4944 PAGE 526

This instrument, made and entered into on this the 15th., day of August, 1975, by and between Angus Gillis, III, Substitute Trustee, party of the first part, and Commerce Union Bank, party of the second part;

WHEREAS, by an instrument dated February 16, 1972, of record in the Register's Office for Davidson County, Tennessee, in Book 4579, Page 657 - 658, Thomas Lester Brown, conveyed to Van Herbert, Trustee, the hereinafter described real estate; and

WHEREAS, said instrument authorizes the holder of the indebtedness to remove the Trustee named therein and appoint his successor by an instrument in writing and by instrument dated the 23rd., day of June, 1975, and recorded in said Register's Office in Book 4926, Page 228, the said Van Herbert was removed as Trustee and in his place and stead Angus Gillis, III, was nominated and appointed Substitute Trustee; and,

WHEREAS, at the request of the holder of said indebtedness, I, Angus Gillis, III, Substitute Trustee, under and by virtue of the powers vested in me as such Trustee in said installment deed, advertised the said real estate as required by law and by the terms of said deed by giving thirty (30) days notice by four successive publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and subject to all restrictions of record, all unpaid taxes and any other prior liens of record.

Pursuant to said advertisement, on Thursday, August 14, 1975, at 12:00 noon at the main door of the courthouse in Nahsville, Tennessee, Davidson County, I, Angus Gillis, III, the said Substitute Trustee, offered for sale at public auction to the highest and best bidder the real estate hereinafter described, for cash, and in bar of the hereinabove equities as provided in the deed, and subject to all restrictions of record, all unpaid taxes and any other prior liens of record, at which time after receiving competitive bids, sold said property to Commerce Union Bank, at the price of Ten Thousand, seven hundred fifty and no/100 ($10,750.00) Dollars, this being the highest, last and best bid.

NOW THEREFORE, in consideration of the premises, I, Angus Gillis, III,

Substitute Trustee, do hereby sell, transfer, and convey to Commerce Union Bank, its heirs and assigns, in fee simple and in bar of all equities above mentioned and subject to all restrictions of record all unpaid taxes and any other prior liens of record, the following described real estate, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Section I, Forest View Park, as of record in Book 3700, pages 109 and 110, Register's Office for said County, and described as follows:
>
> Beginning at a point on the westerly margin of Forest View Drive, at the corner of Lots 220 and 221; thence with the drive, along a slight curve, southwesterly 100 feet to a monument; thence along a curve in a westerly direction 39.27 feet to a point in the norhterly margin of a 50-foot unnamed street; thence with said Street, northeasterly 104.39 feet to a corner of lots 220 and 221; thence southeasterly along the line between said lots, 102.17 feet to the point of beginning.
>
> Being the same property conveyed to Thomas Lester Brown, unmarried, by deed from C & S Builders, Inc., of record in Book 4328, page 882, Register's Office, Davidson County, Tennessee.

I, Angus Gillis, III, Substitute Trustee, convey to Commerce Union Bank, all the rights conveyed to me as such Trustee in said deed, including such covenants and warranties as I, as such Trustee may lawfully make, all my actions in the premises are done solely as Trustee and not otherwise, under the power vested in me under deed hereinabove referred to and not as an individual.

WITNESS MY HAND, at Nahsville, Tennessee, this 15th., day of August, 1975.

Angus Gillis III
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Angus Gillis, III, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Carol E. Braswell
Notary Public

My Commission Expires: 8/4/79

CAROL E. BRASWELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: Angus Gillis, III
Haynes & Smith
Attorneys at Law
1601 1/2 Buchanan Street
Nashville, Tennessee 37208

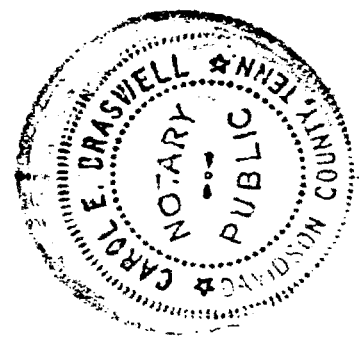
STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $30,000. This is equal to or greater than the property would bring at a fair and voluntary sale.

Carol E. Braswell
Notary Public

My Commission Expires: 8/4/79



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 19 75.
Deputy Register

D 12468

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IDENTIF. REFERENCE

AUG 22 2 43 PM '75

FEE & MTG. TAX REGISTER
DAVIDSON COUNTY, TENN.

AUG22 75	CONV	30,000.00				
AUG22 75 S'TAX			A*	78.00		
AUG22 75 PR'FEE			A*	.50		
AUG22 75	W'DEED		A*	6.00	*	84.50