Prepared by:
William Dearborn
Parkway Towers
Nashville

Buyer + Tax Bills:
Commerce Union Bank
Box 2781
Nashville Tn. 37219

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TRUSTEE'S DEED

WHEREAS, by deed of trust dated November 14, 1973, of record in Book 4764, page 611, Register's Office for Davidson County, Tennessee, H. Jack Jordan and wife, Juanita G. Jordan, 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 on August 25, 1975, at the Courthouse door in 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 July 29, August 5 and August 12, 1975; and,

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

NOW, THEREFORE, the undersigned, William N. Dearborn, Trustee, pursuant to the bid of William McKeand of Commerce Union Bank, acknowledges the receipt of the sum of Ten Thousand ($10,000.00) Dollars, 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 Tennessee banking

corporation, its successors and assigns, the following described real property in Davidson County, Tennessee:

> Being Lot No. 56 on the Map of Morning View Subdivision, Section IV, as of record in Book 2330, page 40, Register's Office for Davidson County, Tennessee.
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> Said Lot No. 56 fronts 205.47 feet on the easterly side of Graycroft Road, and runs back 215.75 feet on the northerly side and 258.50 feet along a broken line on the southerly side, to a dead line in the rear on which it measures 117.45 feet.
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> Being the same property conveyed to H. Jack Jordan and wife, Juanita G. Jordan, by deed from William J. Pendergrass and wife, Mary F. Pendergrass, as of record in Book 4570, page 327, 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 12th day of September, 1975.

William N. Dearborn, Trustee
TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sue B. Whitney, 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 12th day of September, 1975.

Sue B. Whitney
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 10,000 =

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 15th DAY OF September 19 75.

Deputy Register

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IDENTIF. REFERENCE

SEP 15 1 35 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

SEP 15 75	CONV	10,000.00				
SEP 15 75	S'TAX		A*	26.00		
SEP 15 75	PR'FEE		A*	.50		
SEP 15 75	W'DEED		A*	4.00	*	30.50