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New Owner:

COMMERCE UNION BANK
4th and Union Streets
Nashville, Tennessee 37219

Mail tax bills:
SAME

Map # 82-12
Parcel # 384
147-7
193
pw

TRUSTEE'S DEED

WHEREAS, on the 24th day of October, 1972, Lawrence F. Rogers, unmarried, conveyed the property herein described to Carl Hutson, Trustee, in a Deed of Trust of record in Book 4651, pages 599, 600 and 601, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Carl Hutson was unable to serve, the lawful owner and holder of said note appointed John R. Adams, Jr. as Substitute Trustee by written instrument recorded in Book 4883, page 659, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said conveyee joined in said Deed and conveyed a property to Carl Hutson for the purpose of securing the note described in said Deed; and

WHEREAS default was made in the payment of said note and the owner and holder of said note instructed the said John R. Adams, Jr., Substitute Trustee, did advertise in accordance with the provisions of said Deed, to sell said property at the south door of the Courthouse in Davidson County, Tennessee, on November 18, 1975, at 12:00 Noon; and

WHEREAS, at the time and place as named in said advertisement, the said John R. Adams, Jr., Substitute Trustee, offered the property herein described for sale, to the highest bidder for cash and the best bid received was that of Commerce Union Bank in the amount of Five Thousand Six Hundred Fifty and no/100 ($5,650.00) Dollars; and

NOW, THEREFORE, I, John R. Adams, Jr., Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Five Thousand Six Hundred Fifty and no/100 ($5,650.00) Dollars credited and applied as a payment on the note secured by the aforementioned Deed of Trust, do by these presents, sell and transfer and convey unto the Commerce Union Bank, its successors and assigns, a certain tract of land in Davidson County, Tennessee described as follows:

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TRACT 1. Land in Davidson County, Tennessee, being Lots Nos. 33, 34 and parts of Lots Nos. 35, 42 and 71 on the Plan of Neill S. Brown's Addition to Edgefield, as of record in Book 57, page 50, Register's Office for said County, and parts of Silverdene Place, formerly Georgia or Ramsey, and Myrtle Street, closed by Metropolitan County Council Bill No. 66-856, described together according to a survey by Barge, Waggoner, & Sumner Engineers, dated August 3, 1965, revised October 17, 1966, as follows:

BEGINNING at an iron pin in the westerly margin of McFerrin Avenue at the northwest intersection of said Avenue and City Alley No. 277; thence with the northerly margin of said alley, south 65 deg. 12' west 128.42 feet to an iron pin at the northeast intersection of said alley and City Alley No. 717; thence with the easterly margin of Alley No. 717, north 24 deg. 36' 20" west 172.18 feet to an iron pin in the south margin of Silverdene Place at the beginning of the curve to the left having a radius of 238.68 feet; thence with the southeasterly margin of Silverdene Place, as relocated, and the curve of same, northeasterwardly 147.20 feet to an iron pin; thence continuing with said margin of Silverdene Place, relocated, north 29 deg. 58' 35" east 92.30 feet to an iron pin in the southerly margin of Myrtle Street, relocated at the beginning of a slight curve to the left, having a radius of 209.57 feet; thence eastwardly with the curve of the southerly margin of Myrtle Street, relocated, 57.34 feet to an iron pin; thence continuing with same, south 82 deg. 33' east 14.45 feet to an iron pin the westerly margin of McFerrin Avenue; thence with said margin of McFerrin Avenue south 7 deg. 27" west 4.00 feet to an iron pin; thence south 7 deg. 28' 30" west 204.21 feet to an iron pin; thence south 7 deg. 19" west 57.35 feet to the point of the beginning.

Being the same property conveyed to Lawrence F. Rogers, unmarried, by deed from Joe Morgan as of record inBook 4310, page 457, Register's Office for Davidson County, Tennessee.

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TRACT II. Land in Davidson County, Tennessee, being Lot No. 36 on the Map of the Subdivision of the Pritchett Land at Providence, of record in Book 431, page 70, Register's Office for said County.

Said lot front 50 feet on the southerly side of Allice Avenue and runs back between parallel lines 104 feet, more or less, to a dead line.

Being part of the same property conveyed to Lawrence F. Rogers, unmarried, by deed from Nannie Primm as of record in Book 3886, page 803, Register's Office for Davidson County, Tennessee.

Said sale was made subject to all restrictions of record, all unpaid taxes and any other prior mortgages and 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. I make this conveyance in pur-

suance to the powers vested in me as Substitute Trustee, transferring to said Commerce Union Bank, its successors and assigns, forever, the benefit of all warranties as made to me in said Deed, but no further or otherwise.

Executed at Nashville, Tennessee, this 28th day of November, 1975.

John R. Adams Jr.
JOHN R. ADAMS, JR., Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Adams, Jr., Substitute 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 Nashville, Tennessee, this 28 day of November, 1975.

H. O. Loewenstein
NOTARY PUBLIC

My Commission Expires: April 27, 1977

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $5,650.00.

John R. Adams Jr.
AFFIANT

Sworn to and subscribed before me this 28 day of November, 1975.

H. O. Loewenstein
NOTARY PUBLIC

My Commission Expires: April 27, 1977

prepared by:
Herman O. Loewenstein, Attorney
1100 Third National Bank Building
Nashville, Tennessee 37219

mail

FILED FOR REGISTER AND RECORD IN THE OFFICE OF THE REGISTER OF DEEDS OF DAVIDSON COUNTY, TENN.
Nov 28 3 35 PM '75
IDENTIF. REFERENCE

26298

CONV $5,650.00
STATE TAX @ 14.5
REGISTER FEE @ .50
W'DEED @ 6.0 * 21.06