New Owner:

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

Mail tax bills:
SAME

Map # 96-14
Parcel # 242

PW

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 10th day of July, 1974, Donald L. Kesler and wife, Patricia Ann Kesler, conveyed the property herein described to Harold Reeves, Trustee, in a Deed of Trust of record in Book 4835, pages 37, 38 and 39, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Harold Reeves was unable to serve, the lawful owner and holder of said note appointed Gib Edson as Substitute Trustee by written instrument recorded in Book 4962, page 229, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said conveyee joined in said Deed and conveyed a property to Gib Edson 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 Gib Edson, Substitute Trustee, to institute foreclosure proceedings as provided for in said Deed; and

WHEREAS, the said Gib Edson, Substitute Trustee, did advertise in accordance with the provisions of said Deed, to sell said property at the south door of the Courthouse in Nashville, Tennessee, on December 4, 1975 at 12:00 Noon; and

WHEREAS, at the time and place as named in said advertisement, the said Gib Edson, 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 Hundred and no/100 ($500.00) Dollars; and

NOW, THEREFORE, I, Gib Edson, Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Five Hundred and no/100 ($500.00) Dollars credited and applied as a payment on the note secured by the aforementioned Deed of Trust, do by these presents, sell, transfer and convey unto the Commerce Union Bank, its

successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> BEING Lot No. 221 on the Plan of Hickory Bend Subdivision, Section 4, of record in Book 4175, page 34, Register's Office, Davidson County, Tennessee.
>
> BEING the same property conveyed to Donald L. Kesler et ux Patricia Ann Kesler by deed of record in Book 4830, page 970, Register's Office, 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 pursuance 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 8 day of December, 1975.

Gib Edson
GIB EDSON, 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 Gib Edson, 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 9th day of December, 1975.

Renard A. Hirsch
NOTARY PUBLIC

RENARD A. HIRSCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 6-12-79

BOOK 978 PAGE 998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $500.00.

AFFIANT

Sworn to and subscribed before me this 9th day of December, 1975.

NOTARY PUBLIC

My Commission Expires: 6-12-79

RENARD HIRSCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

Mail to

D 2 8 0 3 4

RECEIVED FOR REFERENCE
DEC 12 9 39 AM '75
FEE REGISTER
DAVIDSON COUNTY, TENN.

DEC 12 75	CONV	* 500.00			
DEC 12 75	S'TAX		B*	1.30	
DEC 12 75	PR'FEE		B*	.50	
DEC 12 75	W'DEED		B*	4.00	
DEC 12 75	W'DEED		B*	2.00	* 7.80