# TRUSTEE'S DEED

BOOK 5004 PAGE 869

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Commerce Union Bank | Commerce Union Bank | 43-13-94 |
| (NAME:) 400 Union Street | (NAME:) 400 Union Street | F.B. #11D |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Nashville, Tennessee 37219 | 49725 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

THIS INSTRUMENT WAS
PREPARED BY
Dearborn & Ewing
1912 Parkway Towers
Nashville, Tennessee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON ) The actual consideration or value, whichever is greater, for this transfer, is $ 25,106.48 .

William N. Dearborn
Affiant

Sworn to and subscribed before me this 11 day of March, 1976.

Sue B. Whitaker
NOTARY PUBLIC

My Commission Expires: 4/27/76

WHEREAS, by deed of trust dated June 30, 1975, of record in Book 4928, page 931, Register's Office for Davidson County, Tennessee, Sarah Craig, an unmarried person, conveyed to William N. Dearborn, Trustee, the hereinafter described real estate, to secure a note of even date therewith, which note is more fully described in said 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 owner and holder of said 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 at 12:00 Noon on Tuesday, March 2, 1976, at the front door of the Courthouse in Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, 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 Davidson County, Tennessee, on February 5, 12, and 19, 1976; and,

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, Mary Ann Prince, as agent for Commerce Union Bank, a Tennessee banking corporation, was the highest and best bidder;

NOW, THEREFORE, the undersigned, William N. Dearborn, Trustee, pursuant to the bid of Mary Ann Prince, as agent for Commerce Union Bank, acknowledges the receipt of the sum of Twenty-Five Thousand One Hundred Six and 48/100 Dollars ($25,106.48), which was the highest and best bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto the said Commerce Union Bank, its successors and assigns, the following described real estate in Davidson County, Tennessee:

> Being Lot No. 7 of Block C on the Map of Forrest Park, as of record in Book 843, page 44, Register's Office for said County.
>
> Said Lot fronts 50 feet on the south side of Old Hickory Boulevard and runs back between parallel lines, 150 feet to a dead line.
>
> Being the same property conveyed to Sarah Craig by deed from Jag Annam, doing business as Dreamland Properties, of record in Book 4991, page 968, Register's Office for Davidson County, Tennessee.

This is improved property known as 326 Old Hickory Boulevard, Madison Tennessee 37115.

Said sale is subject to any and all unpaid taxes and all, if any, prior liens, easements or restrictions of record in the Register's Office for Davidson County, Tennessee.

This 11 day of March, 1976.

William N. Dearborn, Trustee

WILLIAM N. DEARBORN, TRUSTEE

D 39862

IDENTIFICATION REFERENCE

MAR 12 '76 10 38 AM

REGISTER DAVIDSON COUNTY, TENN.

MAR 12 76 CONV 25,106.48

MAR 12 76 S'TAX B* 65.26

MAR 12 76 PR'FEE B* .50

MAR 12 76 W'DEED B* 4.00 * 69.76

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 in Nashville, Tennessee, this 11th day of March, 1976.

NOTARY PUBLIC

Sue B. Whitney
NOTARY PUBLIC

My Commission Expires: 4-3-76