Prepared By: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

Address New Owner:

Commerce Union Bank
3rd and Broad
Nashville, Tennessee 37201

Send Tax Statements To:

Same

8D 69730
Map 115-12-11

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated October 9, 1973, executed by Stanley H. Pope and wife, Virginia M. Pope, of record in Book 4754, Page 748, Register's Office for Davidson County, Tennessee, and the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Deed of Trust, I, Frank S. King, Jr., Substitute Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon, Thursday, April 8, 1976, at the front door of the Courthouse, Public Square, Nashville, Tennessee, to the highest, best and last bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of which were waived in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes that might be a lien against the property, and at the time and place stated in said advertisement, I, Frank S. King, Jr., Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of $38,000.00, by Commerce Union Bank and said property was knocked off and sold to Commerce Union Bank.

NOW, THEREFORE, in consideration of the premises and the sum of $38,000.00 cash in hand paid by Commerce Union Bank, I, Frank S. King, Jr., Substitute Trustee, have this day bargained and sold and by these presents do transfer and convey to Commerce Union Bank, its successor and assigns, a certain tract or parcel of land situated

in Davidson County, Tennessee, and described as follows:

BEING Lot No. 163 on the Plan of West Meade Farms, Inc., Section "G", as of record in Book 1835, Page 115, Register's Office for said County, described as follows:

BEGINNING on the Northwesterly margin of Vosswood Drive, at the Southeast corner of Lot No. 252 on the Plan of West Meade Farms, Inc., Section "H", as of record in Book 2133, Page 17, said Register's Office; thence with said Drive, Southwestwardly 201.6 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, Northwestwardly 39.3 feet to the Northeasterly margin of West Meade Drive; thence with said Drive, Northwestwardly 197.2 feet; thence North 63° 07' East 166.9 feet to the Southwesterly line of said Lot No. 252; thence with said line South 41° 49' East 219.5 feet to the beginning.

BEING the same property conveyed to Stanley H. Pope and wife, Virginia M. Pope, by deed from Wilburn L. Jean and wife, as of record in Book 4437, Page 938, Register's Office for said County.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Commerce Union Bank, its successors and assigns, forever.

And I covenant with the said Commerce Union Bank that I am lawfully seized and possessed of said real estate as Substitute Trustee only, and by the terms of the abovementioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to Commerce Union Bank, Nashville, Tennessee, its successors and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate than I received as Trustee.

WITNESS my hand this 9th day of April, 1976.

Frank S. King, Jr.,
Substitute Trustee

BOOK 5014 PAGE 444

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Karen H. Lovley, a Notary Public in and for the State and County aforesaid, Frank S. King, Jr., Substitute Trustee, with whom I am personally acquainted, the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 9th day of April, 1976.

Karen H. Lovley
NOTARY PUBLIC

My Commission Expires:

3-1-80

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 39,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 12th DAY OF April 1976
Deputy Register

| | |
|---|---|
| CO 39,000.00 | MO |
| WD 6.00 | MS |
| TD | ST 98.80 |
| CC | ST |
| MR | PF 50 |
| UCC | TOTAL 105.30 |

D 44219

IDENTIF. REFERENCE

APR 12 11 29 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.