I. Dyke Tatum)
Successor-Trustee)
to)
Commerce Union Bank)
P. O. Box 2546)
Nashville, Tennessee)
(Send tax bills here))

BOOK 5030 PAGE 699

DEED

Map No. 147-2A
Parcel No. 28

WHEREAS, Benjamin Curtis Bryant executed a deed of trust on the 17th day of September, 1974, which was recorded in Book 4857, page 751, Register's Office for Davidson County, Tennessee, conveying to John G. Palmer, Trustee, the hereinafter described property to secure payment to Commerce Union Bank of a promissory note fully described in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, I. Dyke Tatum, was appointed Successor-Trustee, said appointment being dated the 26th day of April, 1976, and recorded in Book 5020, Page 204, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and pavable, and the Grantor herein, as Successor-Trustee was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: May 27, 1976, at 11:00 A.M. at the Court House in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which was expressly waived in said deed of trust; and the Grantee herein, Commerce Union Bank, being the highest and best bidder at said sale, with a bid of Twenty-Seven Thousand Two Hundred Ten and

79/100 ($27,210.79) Dollars, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held thereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Twenty-Seven Thousand Two Hundred Ten and 79/100 ($27,210.79) Dollars, paid by Commerce Union Bank, the receipt of which is hereby acknowledged, I, I. Dyke Tatum, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Commerce Union Bank, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> A certain condominium apartment in Davidson County, State of Tennessee, described as follows:
>
> Unit No. 28, Building No. C., in The Coach House, a condominium, as shown on the plat of The Coach House, of record in Book 4675, Page 107, Register's Office for said County.
>
> Being the same property conveyed to Benjamin Curtis Bryant, an unmarried person, by deed from John Noel, III, Trustee, of record in Book 4857, Page 779, Register's Office for said County.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Commerce Union Bank, its successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby convey, transfer and assign to Commerce Union Bank, its successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said I. Dyke Tatum, Successor-Trustee, has hereunto set his hand this 27th day of May, 1976.

I. Dyke Tatum
Successor-Trustee

JUN-1 CONV 27,210.79
STATE OF TENNESSEE TAX B* 70.72
JUN-1 FEE B* .50
COUNTY OF DAVIDSON JUN-1 W/DEED B* 6.00 * 77.22

Personally appeared before me, Sherrey A. Essary, a Notary Public in and for said County and State, the within named I. Dyke Tatum, Successor-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 28th day of May, 1976.

Sherrey A. Essary
Notary Public

My Commission Expires:

Aug. 30, 1977

THIS INSTRUMENT PREPARED BY:

I. Dyke Tatum
GLASGOW, ADAMS, TAYLOR & PHILBIN
300 James Robertson Parkway
Nashville, Tennessee 37201

Mail -

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $27,210.79.

AFFIANT

Sworn to and subscribed before me this 28th day of May, 1976.

Sherrey A. Essary
NOTARY PUBLIC

My commission expires:

Aug. 30, 1977

FILED FOR REGISTER DAVIDSON COUNTY, TENN.
JUN 1 2 35 PM '76
IDENTIF. REFERENCE

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