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New Owner:

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

Mail tax bills:
SAME

Map # 72-6
Parcel # 324
PW

TRUSTEE'S DEED

WHEREAS, on the 21st day of November, 1973, Wayne Hawkins and wife, Juanita May Hawkins, conveyed the property herein described to Carl H. Hutson, Trustee, in a Deed of Trust of record in Book 4768, pages 899 and 900, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Carl H. Hutson was unable to serve, the lawful owner and holder of said note appointed R. L. Taylor as Substitute Trustee by written instrument recorded in Book 4982, page 718, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said conveyee joined in said Deed and conveyed a property to Carl H. 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 R. L. Taylor, Substitute Trustee, to institute foreclosure proceedings as provided for in said Deed; and,

WHEREAS, the said R. L. Taylor, 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 June 3, 1976 at 12:00 Noon; and,

WHEREAS, at the time and place as named in said advertisement, the said R. L. Taylor, 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 Six Thousand and no/100 ($6,000.00) Dollars; and,

NOW, THEREFORE, I, R. L. Taylor, Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Six Thousand and no/100 ($6,000.00) Dollars credited and applied as a payment

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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:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Kenmore Court Subdivision, as of record in Book 1835, page 113, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 3 fronts 60 feet on the west side of Kenmore Court and runs back between lines 225.8 feet on the north line and 232.3 feet on the south line, to a dead line in the rear on which it measures 60 feet.
>
> Being the same property conveyed to Wayne Hawkins, and wife, Juanita May Hawkins by deed from Royal Oaks Enterprises, Inc., a Tennessee Corporation , as of record in Book 4668, page 426, 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 pursuance to the powers vested in me as Trustee, transferring to 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 4 day of June, 1976

R. L. Taylor

R. L. TAYLOR, 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 R. L. Taylor, 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 4 day of June, 1976.

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 $6,000.00.

AFFIANT

Subscribed and sworn to before me this 4 day of June, 1976.

NOTARY PUBLIC

My Commission Expires: April 27, 1977

D 52191

IDENTIFICATION REFERENCE

JUN 4 11 46 AM '76

FELIX P. FORSTER
DAVIDSON COUNTY, TENN.

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

Mail

JUN-4-76	CONV	*6,000.00			
JUN-4-76 STATE TAX			B*	15.60	
JUN-4-76 PB FEE			B*	.50	
JUN-4-76	W DEED		B*	6.00	* 22.10