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New Owner:

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

Mail tax bills:
SAME

Map # 73-7
Parcel # 19.00

TRUSTEE'S DEED

WHEREAS, on the 22nd day of August, 1975, James W. Shepherd, Jr. and wife, CarolynAnn Shepherd, conveyed the property herein described to James W. Newpart, Trustee, in a Deed of Trust of record in Book 4951, pages 23 and 24, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said conveyees joined in said deed and conveyed a property to James R. Newpart, Trustee, for the purposes 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 James W. Newpart, Trustee, to institute foreclosure proceedings as provided for in said Deed; and,

WHEREAS, the said James W. Newpart, Trustee, did advertise in accordance with the provisions of said Deed, to sell said property at the south door of the Courthouse in Davidson County, Tennessee, on April 22, 1976 at 12:00 Noon; and,

WHEREAS, at the time and place as named in said advertisement, the said James W. Newpart, 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 Nine Thousand ($9,000.00) Dollars; and,

NOW, THEREFORE, I, James R. Newpart, Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Nine Thousand ($9,000.00) Dollars credited and applied as a payment on the note secured by the aforementioned Deed of Trust, do by these presents, sell and transfer and convey unto the Commerce Union Bank, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

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BEING Lot No. 302 on the Plan of Sunset View, Section Six, as of record inBook 2900, pages 54 and 55, Register's Office for said County.

SAID Lot No. 302 fronts 100 feet on the northerly side of Kimberly Road and extends back between lines 215 feet on the easterly line and 234.3 feet on the westerly line to a dead line in the rear, measuring 102.2 feet thereon.

BEING the same property conveyed to James W. Shepherd, Jr. and wife, Carolyn Ann Shepherd, by deed from Bill Graham and John Parks, Jr., Elders of Pennington Bend Church of Christ, as of record in Book 4310, page 752, Register's Office for said County.

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 4th day of ~~April~~ May, 1976.

James W. Newpart
JAMES W. NEWPART, 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 James W. Newpart, 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 4th day of ~~April~~ May, 1976.

Patsy J. Kinney
NOTARY PUBLIC

PATSY J. KINNEY * NOTARY PUBLIC * DAVIDSON COUNTY

My Commission Expires: 3/5/79

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $9,000.00

AFFIANT

Sworn to and subscribed before me

this 7th day of ~~April~~ May, 1976.

NOTARY PUBLIC

My Commission Expires: Feb. 25, 1980

D5538O

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IDENTIF. REFERENCE

JUN 25 9 26 AM '76

REGISTER
DAVIDSON CO., TENN.

JUN 25 76	CONV	*9,000.00			
JUN 25 76 S'TAX			B*	23.40	
JUN 25 76 PR'FEE			B*	.50	
JUN 25 76	W'DEED		B*	6.00	* 29.90

Mail

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