Prepared by. Dearborn & Ewing
1412 Parkway Twrs.
Nashville, TN. 37219

TRUSTEE'S DEED

BOOK 5054 PAGE 413

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Commerce Union Bank (NAME)	Commerce Union Bank (NAME)	
400 Union Street (STREET ADDRESS OR ROUTE NUMBER)	400 Union Bank (STREET ADDRESS)	102
Nashville, TN 37219 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	62 Pal

WHEREAS, by deed of trust dated February 28, 1974, of record in Book 4792, page 323, Register's Office for Davidson County, Tennessee, William F. Hyland, as President of Blue Chip Properties, Inc., conveyed to William N. Dearborn, Trustee, the hereinafter described real estate, to secure a note of even date therewith, which note is 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 Monday, July 19, 1976, at the front door of the Courthouse in Nashville, 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 June 24, July 1, and 8, 1976; and

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, Commerce Union Bank was the highest and best bidder;

NOW, THEREFORE, the undersigned, William N. Dearborn, Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Eight Hundred Thousand Dollars ($800,000.00), 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 Commerce Union Bank, its successors and assigns, the following described real estate in Davidson County, Tennessee:

- -

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $800,000.00. (Affiant)

Subscribed and sworn to before me this 20th day of July, 1976.

SUE B. HARDING NOTARY PUBLIC

Land in Davidson County, Tennessee, being part of lot No. 18 on the map of the subdivision of Mount Hickory, as of record in Book 332, page 68, Register's Office for said County, described according to a survey made by Barge, Waggoner, Sumner & Cannon, Engineers, January 8, 1974, as follows:

Beginning at a concrete highway right-of-way monument in the northerly margin of Charlotte Pike (U.S. 70-N), said point being south 25° 30' east 19.3 feet from a concrete highway right-of-way monument located at the southeast corner of Chevron Oil Company property as of record in Book 4164, page 678, Register's Office for said County; thence north 25° 30' west 330.84 feet with the easterly line of said Chevron property and with Nashville Associates property (Book 4164, Page 673, Register's Office for said County) to an existing iron pin; thence north 42° 23' west 208.67 feet with said Nashville Associates property to an iron pin; thence North 47° 37' east 230.00 feet to an iron pin; thence south 42° 23' east 242.80 feet to an iron pin; thence south 25° 30' east 365.51 feet to an iron pin in the northerly margin of Charlotte Pike; thence south 64° 38' west 230.00 feet with said margin of Charlotte Pike to the point of beginning containing 132,000 square feet or 3.03 acres, more or less.

There is also conveyed the following described easement set forth in Deed from Albert F. Ganier, Jr., Trustee, et al, to Blue Chip Properties, of record in Book 4792, Page 320, Register's Office for Davidson County, Tennessee:

Together with the easement rights reserved by Grantors in deeds to Nashville Associates and to Chevron Oil Company of record in Book 4164, pages 673 and 678 respectively, said Register's Office. Grantors further grant, assign, set over, and convey to Grantee, its successors and assigns, a permanent non-exclusive easement for vehicular, pedestrian and other traffic for use by any member of the public having a lawful right to transact business with or visit upon the property touching the easements herein conveyed or reserved or any future extensions thereof, over a portion of the 10.91 acre tract of Grantors to the east of the tract herein conveyed, said easement being located 20 feet north of the south boundary line of said 10.91 acre tract and extending to a line 70 feet north of said south boundary line of said tract and extending approximately 270 feet easterly from the eastern boundary of property herein conveyed."

Being the same property conveyed to Blue Chip Properties, Inc., by deed from Albert F. Ganier, Jr., Substitute Trustee, et al, of record in Book 4792, Page 320, Register's Office for said County.

Improved Property known as 6820 Charlotte Pike, Nashville, Tennessee.
Said sale is subject to any and all unpaid taxes and all, if any, prior liens, of record.

D6196 5

IDENTIF. ← AUG 5 3 31 PM '76 FELIX A. DAVIDSON CLERK

William N. Dearborn Trustee
WILLIAM N. DEARBORN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AUG-5 CONV * $ 800,000.00
AUG-5 S'TAX B* 2,080.00
AUG-5 PR'FEE B* .50
AUG-5 RCED

Personally appeared before me, Sue B. Hardee $ 2,080.50, 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 5th day of August, 1976.

Sue B. Hardee
Notary Public

My Commission Expires: 5/13/80