I. DYKE TATUM
Successor-Trustee

to

COMMERCE UNION BANK
P. O. Box 2546
Nashville, Tennessee 37219
(Send tax bills here.)

D E E D

Map No. 162-6
Parcel No. 33

WHEREAS, Ronald Edward Davis and wife, Donna P. Davis, executed a deed of trust on the 5th day of September, 1975, which was recorded in Book 4948, Page 979, Register's Office for Davidson County, Tennessee, conveying to J. 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, said deed of trust and note were subsequently assumed by Clyde Biggs and wife, Phyllis Biggs, in an instrument of record in Book 5000, Page 703, Register's Office for Davidson County, Tennessee; 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 1st day of September, 1976, and recorded in Book 5068, Page 433, 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 payable, 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: October 14, 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 Thirty-Three Thousand Six Hundred Sixty-Six and 18/100 ($33,666.18) 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 Thirty-Three Thousand Six Hundred Sixty-Six and 18/100 ($33,666.18) 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:

> Being Lot No. 21 on the Plan of Tusculum Circle, Section Two, of record in Plan Book 3842, Page 254, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.
>
> Being the same property conveyed to Ronald Edward Davis and wife, Donna P. Davis, by deed from O. W. Cooper and wife, Helen B. Cooper, of record in Book 4948, Page 977, said Register's Office and subsequently assumed by Clyde Biggs and wife, Phyllis Biggs, by deed of record in Book 5000, Page 703, Register's Office for Davidson County, Tennessee.

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 14th day of October, 1976.

I. Dyke Tatum
Successor-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherry 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 14th day of October, 1976.

Sherry 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

OCT 1976 CONV 33,666.18
OCT 1976 S'TAX B* 87.62
OCT 1976 PR'FEE B* .50
OCT 1976 M'DEED B* 6.00 * 94.12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $33,666.18.

Affiant

Sworn to and subscribed before me this 14th day of October, 1976.

Sherry A. Essary
Notary Public

My Commission Expires: Aug. 30, 1977

IDENTIFICATION REFERENCE
OCT 19 2 49 PM '76
REGISTER
DAVIDSON CO. TENN.

D73109