FROM: WILLIAM N. DEARBORN, TRUSTEE

TO: COMMERCE UNION BANK

MORTGAGOR: ZEITLIN CONSTRUCTION COMPANY, INC.

Address New Owner as follows: Commerce Union Bank, 400 Union Street, Nashville, Tennessee 37219

Send Tax Bills to: same

Map-Parcel No. 59-10 246 PW

This instrument prepared by: DEARBORN & EWING, Attorneys, 1912 Parkway Towers, Nashville, Tennessee, 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $46,628.09.

Affiant

Subscribed and sworn to before me, this the 30th day of November, 1976.

Notary Public

My Comm. Expires: 5/13/80

TRUSTEE'S DEED

WHEREAS, by deed of trust dated December 9, 1970, of record in Book 4465, page 598, Register's Office for Davidson County, Tennessee, Zeitlin Construction Company, 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 indebtdness due and owing; and,

WHEREAS, the owner and holder of the 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 o'clock, Noon, on Friday, November 26, 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 November 2, 9, and 16, 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, acting through its agent, Joe Watts, 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 Forty-Six Thousand Six Hundred Twenty-Eight and 09/100 Dollars ($46,628.09), which was the highest 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, a Tennessee banking corporation, its successors and assigns, the following described real estate in Davidson County, Tennessee:

See Attached Exhibit A which is incorporated as fully as though copied verbatim herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Commerce Union Bank, a Tennessee banking corporation, its successors and assigns, forever; and William N. Dearborn, Trustee, does hereby transfer, assign, and set over unto Commerce Union Bank, all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant title as fully as he, as Trustee, is authorized so to do, but not further or otherwise.

IN WITNESS WHEREOF, the said William N. Dearborn, Trustee, has executed this instrument on this the 30th day of November, 1976.

William N. Dearborn, Trustee
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sue B. Harding, 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 30th day of November, 1976.

Sue B. Harding
Notary Public

My Commission Expires: 5/13/80

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

D 7 9 1 4 5

IDENTIF. REFERENCE

NOV 30 3 59 PM '76

FEE[illegible] REGISTER DAVIDSON COUNTY, TENN.

NOV30⁷⁶	CONV	46,628.09	B*	121.16	
NOV30⁷⁶	S'TAX		B*	.50	
NOV30⁷⁶	PR'FEE		B*	8.00	* 129.66
NOV30⁷⁶	W'DEED				

EXHIBIT "A"

A tract of land in the 12th Civil District of Metropolitan Nashville and Davidson County, Tennessee, bordered on the east by Royal Garden Estates, Section 1 as of record in Book 3700, page 29, R.O.D.C., and being more fully described as follows:

BEGINNING at a concrete monument in the northeasterly margin of Crouch Drive, said monument being North 53°-01' West a distance of 142.9' from a concrete monument at the end of a 25-foot radius turnout in the northeast quadrant of Crouch Drive and Rowan Drive and proceeding as follows:

1. Leaving the northeasterly margin of Crouch Drive South 36° 59' West through a concrete monument on the southwesterly margin of Crouch Drive at 50.00 feet, a total distance of 200.00' feet to an iron pin (hereafter referred to as point 1) in the northwest corner of Lot 200 on the recorded plat of Haynes Manor, Section 1, Book 3600, page 85, R.O.D.C. and the most southerly corner of the herein described tract; thence,

2. North 43°-30'-30" West a distance of 120.71' to an iron pin; thence,

3. North 34°-41'-30" West a distance of 170.89' to an iron pin; thence,

4. North 13° 16' West a distance of 220.51' to an iron pin; thence;

5. North 3°30' West a distance of 386.35' to an iron pin; thence,

6. North 14°41' West a distance of 201.25' to an iron pin; thence,

7. North 3°00' West a distance of 915.10' to an iron pin; thence,

8. North 10°35' West a distance of 80.08' to an iron pin; thence,

9. North 87°58' East a distance of 257.60' to an iron pin; thence

10. North 87°21' East a distance of 400.34' to an iron pin; thence,

11. North 87°52' East a distance of 525.04' to a concrete monument (hereafter referred to as point 2) in the center of a 150-foot Tennessee Valley Authority easement, the northwest corner of Lot 38 on the recorded plat of Royal Garden Estates, Section 1, Book 3700, page 29, R.O.D.C. and the northeast corner of the herein described tract; thence,

12. With the center of the TVA easement and the west boundary line of Royal Garden Estates and the east boundary of the herein described tract, South 21° 07' West through a concrete monument on the north margin of Revels Drive at 80.50' and continuing 50.00' to a concrete monument on the south margin of Revels Drive and continuing 1633.96' for a total distance of 1764.46' to an iron pin (point 3)' thence,

13. Leaving the center of the TVA easement but continuing with the boundary of Royal Garden Estates and the herein described tract South 18° 58' East a distance of 69.70' to an iron pin in concrete (point 4) on the southwest boundary of Royal Garden Estates, Revised Lot 199 of Haynes Manor Section 1, as of record in Book 3842, page 83, R.O.D.C. and the herein described tract; thence,

14. With the west margin of Revised Lot 199 and the herein described tract South 36°59' West a distance of 200.75' to an iron pin (point 5) in the northeasterly margin of Crouch Drive and the southwest corner of Revised Lot 199 and the herein described tract; thence,

15. With the northeasterly margin of Crouch Drive South 53° 01' East a distance of 50.00' to the point of beginning and containing 32.1 acres, more or less as per survey by Turner Engineering Company dated November 2, 1970.

INCLUDED in the herein described tract is a Tennessee Valley Authority easement 75' on either side of and parallel to the centerline as described as follows:

Beginning at point 2 as described in Call 11 of the above described and continuing as follows:

1. South 21°07' West a distance of 1764.46' to point 3 as described in call 12 of the above description; thence,

2. South 21°07' West a distance of 211.23' to a point in the boundary line of the above described tract, said point being North 36° 59' East a distance of 36.6' from point 5 as described in call 14 above; thence,

3. South 21° 07' West a distance of 38.04' to a point in the boundary line of the above described tract, said point being South 53° 01' East a distance of 10.40' from point 5 as described in call 14 above; thence,

4. South 21° 07' West a distance of 144.84' to a point in the boundary line of the above described tract, said point being North 36° 59' East a distance of 60.68' from point 1 as described in call 1 above.

ALSO INCLUDED in the above description is a 10-foot sewer easement that is five feet on either side of and parallel to the centerline as described as follows:

Beginning at a point that is South 36° 59' West a distance of 37.3' from a concrete monument, the point of beginning for the above boundary survey; thence,

1. North 56° 31' West a distance of 147.79'; thence,

2. North 18° 49' 45" West a distance of 230.35' to a point hereafter referred to as point 6; thence,

3. South 84° 53' West a distance of 126.02' to a point in the west margin of the above described tract; said point being South 13° 16' East a distance of 25.02' from an iron pin; thence,

4. Continuing from point 6 South 82° 11' East a distance of 90.3'; thence,

5. South 89° 39' East a distance of 188.75' to point 3 as described in call 12 above.

ALSO INCLUDED in the above described tract, but EXPRESSLY EXCLUDED from the property to be sold pursuant to this notice is the following described property situated in Davidson County, Tennessee:

Being Lots Nos. 582, 583, 584, 585, 586, 587, 588, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 610, 611, 612, 613, 614, 615, 603, 616, 617, 620, 621, 622, 623, 624, 625, 681, 682, 683, 684, 685, and 686,, as shown on the Plan of Haynes Manor Subdivision, Section V, Phase I, as of record in Book 4460, page 35, Register's Office of Davidson County, Tennessee.

BEING part of the same property conveyed to Zeitlin Construction Company, Inc. by deed from Lineberger Development Co., of record in Book 4465, page 595, Register's Office of Davidson County, Tennessee.