Prepared By: Howard F. Butler
26th Floor
1st American Bank Bld.
Nashville, Tenn.

Buyer & tax bills: Commerce Union Bank
400 Union St.
Nashville, Tenn.

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HOWARD F. BUTLER, TRUSTEE)
)
)
TO) TRUSTEE'S DEED
)
)
FOUNDERS SECURITY LIFE)
INSURANCE COMPANY)

M. 149-E
P 41-42
PW.

WHEREAS, James W. Hall and wife, Rosemary R. Hall, executed a deed of trust dated August 15, 1972, which was recorded in Book 4628, Pages 722, 723, 724 and 725, Register's Office for Davidson County, Tennessee, conveying to Howard F. Butler, Trustee, the hereinafter described property to secure payment to Founders Security Life Insurance Company of a promissory note fully described in said deed of trust; 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, the 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 published for twenty (20) days by three (3) weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee, and pursuant to said advertisement, said sale was held at the time and place advertised, to-wit, Monday, November 29, 1976, at twelve o'clock noon at the Courthouse in Nashville, Tennessee, Davidson County, at public outcry to the highest and best bidder for cash in bar of all equities of redemption, homestead, dower and all other rights or exemptions of

every kind, all of which were expressly waived in said deed of trust; and the Grantee herein, Commerce Union Bank, being the highest bidder at said sale, with a bid of $266,000.00, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at 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, for and in consideration of the premises and the further consideration of the sum of $266,000.00 paid by Commerce Union Bank, the receipt of which is hereby acknowledged, I, Howard F. Butler, 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 tracts of land in Davidson County, Tennessee, more particularly described as follows:

> Three tracts of land in Davidson County, Tennessee, as follows:
>
> TRACT NO. 1: A small tract of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the north east margin of the Murfreesboro Pike at the southwest corner of property owned by S. H. Hayes and wife; thence with the margin of said Pike, westwardly 156-1/2 feet to a point; thence in a northeastwardly direction 177 feet to the westerly line of the Hayes property; thence with the westerly line of said property, southwardly 231 feet to the point of beginning.
> Being the same property conveyed to James W. Hall and wife, Rosemary R. Hall, by deed from C. W. Ward and wife, Dessie S. Ward, of record in Book 4258, Page 368, Register's Office for said County.
>
> TRACT NO. 2: A certain tract or parcel of land located in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to an unrecorded plat or survey made by Z. J. Wilkinson, Surveyor, on May 22, 1954, as follows:

Beginning at an iron pin set in a fence corner on the northeasterly edge, or margin of Murfreesboro Road or Pike; said point being the southwest corner of the tract of land conveyed to Leon M. Holman by deed from Bettie Hays, et al, of record in Book 1733, Page 411, of the Register's Office for said County, and conveyed by deed to Frank Holman and wife, Eula H. Holman, by deed from Leon M. Holman, et ux, of record in Book ____, Page ____, of said Register's Office; thence north 3° 00' east, following a fence line 1045.4 feet to an iron pin set in a fence corner and being in the southerly margin of a tract of land formerly owned by Joseph A. Bland; thence south 87° 30' east, along a fence line between this property and said Bland's former line, 520.5 feet to an iron pin and stone and fence corner, said point being the northeast corner of the tract of land herein conveyed; thence south 3° 35' west, following a fence line, 518.7 feet to an iron pin set in a fence corner; thence north 80° west, along a fence line 106.2 feet to an iron pin set in a fence corner; thence south 5° west, following a fence line, 225.2 feet to an iron pin set in a fence corner; thence south 31° west, following a fence line, 191.3 feet to an iron pin set in a fence corner; thence south 43° 30' west, following a fence line, 91.1 feet to an iron pin set in a fence corner; thence south 40° east, following a fence line, 30.4 feet to an iron pin set in a fence corner; thence 50° west, following a fence line, 224.4 feet to an iron pin set in the northeasterly edge or margin of said Murfreesboro Road or Pike; thence north 46° 30' west, along the margin or edge of said Pike, 158 feet to the point of beginning, and containing 10.82 acres, more or less.

Included in the above description, but excluded therefrom a strip of land conveyed to State of Tennessee by deed from L. M. Holman, et al, of record in Book 2905, Page 639, Register's Office for said County, described as follows:

A strip of land extending from Survey Station 470+67 at the boundary line of the lands of C. W. Ward to Station 471+89 at the boundary line of the lands of Frank Holman 122 feet along, and bounded on the sides as follows: On the northwest by C. W. Ward; on the southeast by Frank Holman; on the southwest by the present right-of-way line of State Route No. 1, and on the northeast by a line northeast of parallel to and 50 feet from the center line of the proposed Highway as staked out, containing 0.14 acres, more or less.

Being the same property conveyed to James W. Hall and wife, Rosemary R. Hall, by deed from Lena May Lewis, of record in Book 4298, Page 83, Register's Office for said County.

TRACT NO. 3: Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being lot No. 13 and a tract of land lying south of and adjacent to Lots Nos. 7 to 13 marked "Future Development" on the Plan of Dorhill Acres, Section One, as of record in Book 2330, Page 2, Register's Office for Davidson County, Tennessee.
Said lot 13 fronts 104.3 feet on the southerly side of Anderson Road and extends back between lines 400 feet to a dead line, measuring 102 feet thereon. Said tract of land marked "Future Development" is described as follows:
Beginning at the southeast corner of said lot No. 13, south 3° 15' West 400 feet from the southerly margin of Anderson Road; thence with the southerly boundary line of Lots Nos. 7 to 13 inclusive, north 86° 54' west 702 feet to the eastern boundary line of Lot No. 4 on said plan; thence with the eastern boundary line of Lots Nos. 1 to 4 inclusive, south 19° 38' west 252.2 feet to the northern boundary line of the J. H. Culbertson property; thence with said line north 76° 04' west 257.1 feet and north 88° 16' west 520.5 feet to the western boundary line of the Leila J. Palmer property; thence with said line north 3° 15' east 279.2 feet to the beginning.
Being the same property conveyed to James W. Hall and wife, Rosemary R. Hall, by deed from Houston Ross and wife, Frances L. Ross, of record in book 4551, page 850, Register's Office for said County.

together with all the privileges and appurtenances thereunto belonging, or used in connection with said premises.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereunto belonging, to the said 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 Howard F. Butler, Trustee, has hereunto set his hand, this November 30, 1976.

Howard F. Butler, Trustee

D79481

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IDENTIF. REFERENCE

DEC 2 1 38 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard F. Butler, the within named Trustee, 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 30th day of November, 1976.

Freda P. Ledbetter
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 $266,000.00.

Howard F. Butler
Affiant

Sworn to and subscribed before me, this 30th day of November, 1976.

Freda P. Ledbetter
Notary Public

My Commission Expires: April 27, 1977

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

This Instrument was prepared by: Howard F. Butler, Attorney
First American Center
Nashville, Tennessee 37238

DEC-27	CONV	*	266,000.00		
DEC-27 S'TAX			B* 691.60		
DEC-27 PR'FEE			B* .50		
DEC-27	W'DEED		B* 10.00	*	702.10