Prepared by: Dearborn & Ewing,
Attorneys,
Nashville, Tenn.

BOOK 5105 PAGE 855

Address of New Owner as follows:	Send Tax Statements to	Map-Parcel
Commerce Union Bank	SAME	Map 149
2720 Lebanon Rd ~~400 Union Street~~ - Donelson	Same	Parcel 162
Nashville, Tennessee 37214	Same	

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on or as of the 7th day of January, 1977, by and between Caesar E. Urrutia, as Trustee, hereinafter called "First Party," and Commerce Union Bank, a Tennessee Banking Corporation, hereinafter called "Second Party."

W I T N E S S E T H:

WHEREAS, by deed of Trust dated April 19, 1974, of record in Book 4807, Page 803, Register's Office for Davidson County, Tennessee, James W. Hall and wife, Rosemary R. Hall, conveyed to First Party as Trustee, the hereinafter described real estate to secure the payment of a Note therein described, said note being dated April 19, 1974, and being in the principal amount of $26,000.00. Said conveyence with Power to sell upon default in the payment of the indebtedness therein secured: and

WHEREAS default was made in the payment of said note and the holder thereof having directed the First Party to sell said property, as provided by said Deed of Trust, First Party did, on Friday, January 7, 1977, after giving twenty days' notice by weekly publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, advertise said property to be sold on that date, and, pursuant to said advertisement and notice, on said date, during legal hours and at the time set forth in said advertisement, First Party offered said property for sale, together with all improvemnets thereon, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, to the higest bidder for cash, free from the equity of redemption, homestead and dower and all other exemptions, as provided in said deed of trust, and after receiving two bids, sold said property to Second Party at the price of $27,008.37, this being the higest and best bid.

NOW, THEREFORE, this deed witnesseth: That for and in consideration of the sum of Twenty Seven Thousand Eight and 37/100 Dollars the First Party has this day bargained and sold, and does hereby sell, transfer and convey unto Second Party, its successors and assings, the following described real estate in Nashville, Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being in the 2nd Civil District of said County, described as follows:

Beginning on the southerly side of Murfreesboro Pike at Malcomb Hogan's northwest corner, running thence north 100 feet to a point; thence west 200 feet to a point; thence southerly 100 feet to Hogan's west corner; thence with Hogan's line and easterly to the beginning point.

Being the same property conveyed to James W. Hall and wife, Rosemary R. Hall, by deed from Paul M. Marsh and wife, Marie J. Marsh, of record in Book 4807, Page 801, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the Second Party, its successors and assigns, in fee simple forever and in bar of all right of equity of redemption, subject, however, to any unpaid taxes.

AND First Party, as Trustee, does hereby transfer, assign and set over unto the Second Party all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant the title as fully as he is entitled to do as Trustee, but no further or otherwise.

Witness the signature of the First Party as Trustee, on or as of the 7th day of January, 1977.

Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, [signature] a Notary Public in and for the State and County aforesaid, the

within named Caesar E. Urrutia, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as such Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 10th day of January, 1977.

Notary Public

My Commission Expires: December 10, 1979

The actual consideration or value, whichever is greater, for this transfer is $27,008.37.

Affiant

Suscribed and sworn to before me, this the 10th day of January, 1977

Notary Public

My Commission Expires: December 10, 1979

D 8521 6

T REFERENCE

JAN 14 10 11 AM '77

JAN 14 77	CONV	27,008.37				
JAN 14 77	S'TAX		B*	70.20		
JAN 14 77	PR'FEE		B*	.50		
JAN 14 77	W'DEED		B*	6.00	*	76.70