STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 28,000.00 J. C. Baker
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Feb 1977
Deputy Register

BOOK 5119 PAGE 215

Prepared By: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

Address New Owner:
Commerce Union Bank
4405 Harding Road
Nashville, TN 37205

Send Tax Statements To:
Same FH-2470

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated August 15, 1974, executed by Aaron W. Midden and wife, Georgia A. Midden, of record in Book 4843, Page 980, Register's Office for Davidson County, Tennessee, and the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Deed of Trust, I, Frank S. King, Jr., Substitute Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 11:45 a.m., Tuesday, January 4, 1977, at the front door of the Courthouse, Public Square, Nashville, Tennessee, to the highest, best and last bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of which were waived in said Deed of Trust; but subject to any and all prior mortgages, liens, claims, and unpaid taxes that might be a lien against the property, and at the time and place stated in said advertisement, I, Frank S. King, Jr., Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of $24,000.00 by Commerce Union Bank.

NOW, THEREFORE, in consideration of the premises and the sum of $24,000.00 cash in hand paid by Commerce Union Bank, I Frank S. King, Jr., Substitute Trustee, have this day bargained and sold and by these presents do transfer to Commerce Union Bank, Nashville, Tennessee, its successor and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Two tracts of land lying wholly within the Seventh Civil District of Davidson County, Tennessee as follows:

TRACT NO. 1: Bound in general by WSIX Road on the north, Williams on the east, Old Hickory Boulevard on the south and Bright on the west. Beginning in the center of Old Hickory Boulevard at the southwest corner of Williams; thence with the center line of Old Hickory Boulevard south 72 deg. 05' west 223.5 feet to a point; thence a new line, north 4 deg. west passing through the center of an iron pin in the north margin of Old Hickory Boulevard, and continuing on with a staked line, passing through the center of an iron pin in the south margin of WSIX Road, and continuing on for a total length of 869.8 feet to the center line of WSIX Road; thence with the center line of said Road, south 73 deg. east 62 feet and south 62 deg. east 178 feet to a point; thence south 4 deg. 50' east passing through the center of an iron pin in the south margin of Old Hickory Boulevard, and continuing on with Williams west fence line, passing through the center of an iron pin in the north margin of Old Hickory Boulevard and continuing on for a total length of 697.5 feet to the point of beginning and containing 4.09 acres, more or less, according to a survey made by C. K. McLemore on July 25, 1963.

TRACT NO. 2: Bound in general, by WSIX Road on the north, Old Hickory Boulevard on the south and Bright on the east and west. Beginning in the center of Old Hickory Boulevard opposite an iron pin in the north margin of same, said point being south 72 deg. 05' west 223.5 feet along the center line of said Road from the south west corner of Williams; thence with the center line of Old Hickory Boulevard, south 72 deg. 05' erdy 223.3 feet to a point; thence a new line, north 3 deg. west passing through the center of an iron pin in the north margin of Old Hickory Boulevard, continuing on with a staked line, passing through the center of an iron pin the south margin of WSIX Road and continuing on for a total length of 981.2 feet to the center line of WSIX Road; thence with the center line of said Road, south 61 deg. east 79 feet and south 73 deg. east 138 feet to a point; thence a new line, south 4 deg. east passing through the center of an iron pin in the south margin of WSIX Road, continuing on with a staked line, passing through the center of an iron pin in the north margin of Old Hickory Boulevard, and continuing on for a total length of 869.8 feet to the point of beginning, and containing 4.66 acres, more or less, according to a survey made by C. K. McLemore on July 25, 1963.

Being the same property conveyed to Aaron W. Midden and wife, Georgia A. Midden by deed from William C. Lufler and wife, Elizabeth Lufler as of record in Book 4822, page 91, Register's Office for Davidson County, Tennessee.

The following is included in the above description, but expressly excluded therefrom, to-wit:

A tract of land in the 7th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the north margin of Old Hickory Boulevard 14 feet more or less southwest of the intersection of Old Hickory Boulevard and Bridlewood Lane; thence, North 3°55'29" West 450.00 feet to a point; thence, North 71°56'59" East 394.37 feet to a point on the westerly line of Fentress' property; thence, with Fentress' line, South 6°26'35" East 445.50 feet to a point in the north

margin of Old Hickory Boulevard; thence, along said margin South 71°56'59" West 414.56 feet to the point of beginning; containing 4.05 acres more or less.

Being a part of the same property conveyed to Aaron W. Midden and wife, Georgia A. Midden, by deed from William C. Lufler and wife, Elizabeth Lufler, of record in Book 4822, page 91, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Commerce Union Bank, its successors and assigns, forever.

And I covenant with the said Commerce Union Bank that I am lawfully seized and possessed of said real estate as Substitute Trusteee only, and by the terms of the abovementioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except for any and all prior mortgages, liens, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to Commerce Union Bank, its successors and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate than I received as Trustee.

WITNESS my hand this 4th day of January, 1977.

Frank S. King, Jr.,
Substitute Trustee

D91238

IOFNCE REFERENCE
FEB 4 04 PM '77
REGISTER
DAVIDSON CO. TENN.

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|---|---|---|---|---|---|
| FEB28'77 | CONV | 78,000.00 | | | |
| FEB28'77 | S'TAX | | B* | 202.80 | |
| FEB28'77 | PR'FEE | | B* | .50 | |
| FEB28'77 | M'DEED | | B* | 6.00 | * 209.30 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for the State and County aforesaid, Frank S. King, Jr., Substitute Trustee, with whom I am personally acquainted, the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this day of January, 1977.

NOTARY PUBLIC

My Commission Expires:
August 29, 1979