1st

PREPARED BY: TRABER & ROBINSON, ATTYS. 107 DONELSON PIKE
NASHVILLE, TENNESSEE 37214

SEND TAX BILLS TO: Commerce Union Bank
Lebanon Road, Nashville, TN. 37214

Map 98
Parcel 48

TRUSTEE'S DEED

BOOK 5148 PAGE 359

WHEREAS, by a Trust Deed dated December 9, 1975, of record in Book 4982, page 861, Register's Office for Davidson County, Hooper Realty, Inc. conveyed the property hereinafter described to James L. Robinson, Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, default was made in the payment of the said indebtedness, and in the performance of the other covenants and agreements contained in said Trust Deed and Commerce Union Bank, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Trust Deed and to sell the hereinafter described property; and

WHEREAS, the said James L. Robinson, Trustee, did give notice of the time and place of sale by publication in the Nashville Record newspaper published in Nashville, Davidson County, Tennessee, for thirty days; one insertion of said advertisement appearing in each of four issues of the Nashville Record, the first of which appeared on April 14, 1977.

WHEREAS, pursuant to said notice, I the undersigned, James L. Robinson, Trustee, did offer said property for sale at public outcry to the highest bidder for cash in hand, and in bar of the right of equity of redemption and homestead on Monday, May 16, 1977, at 12:00 Noon at the front door of the Courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale Commerce Union Bank were the highest bidders. The amount of said bid being the sum of Ten Thousand and no/100 ($10,000.00) and the said Commerce Union Bank being the holder of the indebtedness secured by a Trust Deed together with the expenses of said sale, amounting to more than said bid, accordingly he was not required to pay any cash to the Trustee for the benefit of the Grantors.

NOW THEREFORE, in consideration of the premises, I, James L. Robinson, Trustee, have bargained and sold and by these presents do transfer and convey unto the said Commerce Union Bank their heirs and assignes, the following described property situated in Davidson County, Tennessee, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Tract No. 3 on an unrecorded survey made by John M. Sullivan, County Surveyor, September 10, 1966, and being a survey of the north part of the estate of Mrs. Myrtle H. Carter, deceased, described as follows:

Beginning on the easterly margin of Harhart Road at the southwest corner of the property conveyed to Jimmy D. Shores and wife, as of record in Book 4394, page 34,

Register's Office for said County; thence with the said Shores' southern boundary line South 85 degrees 58 minutes East 1434.5 feet; thence South 4 degrees 27 minutes West 158 feet; thence North 85 degrees 58 minutes West 1316 feet to a corner fence line; thence North 86 degrees 24 minutes West 110 feet with an existing fence line to the easterly margin of Earhart Road; thence with said road North 4degrees 29 minutes East 97.5 feet; thence North 3 degrees 34 minutes West 60.7 feet to the point of beginning and containing 5.17 acres more or less.

This conveyance is made subject to any and all unpaid taxes which are a lien against said property at the time of sale.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Commerce Union Bank their heirs and assigns forever.

I, James L. Robinson, Trustee, under said Trust Deed do hereby transfer, assign, all of the right, title, and interest in and to said property vested in me, and which I as Trustee, under said Trust deed, can or should do, but no further or otherwise.

IN TESTIMONY WHEREOF the undersigned, James L. Robinson, Trustee, has hereunto set his hand on this the 16thday of May, 1977.

James L. Robinson, Trustee

James L. Robinson, Trustee

E0425 4

FILED FOR RECORD AND RECORDED IN OFFICE THIS 18TH DAY OF MAY '77 AT 8:00 AM REGISTER DAVIDSON COUNTY, TENN.

	MAY 18	CONV	10,000.00		
	MAY 18	STATE TAX	B*	26.00	
	MAY 18	RECD FEE	B*	.50	
	MAY 18	WDEED	B*	4.00	* 30.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within names James L. Robinson, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 16th day of May, 1977.

Notary Public

My Commission Expires: 11/18/78

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, which ever is greater, for this transfer of $10,000.00.

Affiant

Subscribed and sworn to before me, this the 16thday of May, 1977.

Notary Public

My Commission Expires: 11/18/78