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1918 Parkway Towers
Nashville, TN 37219

# SUCCESSOR TRUSTEE'S DEED

BOOK 5149 PAGE 898

| Address New Owner as Follows: | [Send Tax Bills To: | [Map and Parcel Numbers] |
|---|---|---|
| COMMERCE UNION BANK | [SAME | [ MAP 93-10 |
| ONE COMMERCE PLACE | [ | [ PAR 36 M.P. |
| NASHVILLE, TN. 37239 | [ | [ |

WHEREAS, PADCO, INC., a Tennessee corporation, by Deed of Trust dated December 23, 1971, transferred and conveyed unto HAROLD O. DAVIS, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 4564, page 35, Register's Office for Davidson County, Tennessee; and

WHEREAS, said Deed of Trust, by its terms, grants to the beneficiary thereof the power to appoint a Successor Trustee in the case of the inability, inter alia, of the therein named Trustee to act; and

WHEREAS, CLOVERBOTTOM ESTATES, INC., as beneficiary of Deed of Trust and as the lawful owner and holder of the Note secured by the same, appointed DAVIS H. CARR, Successor Trustee by an instrument of record in Book 5138, page 507, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust had become overdue and unpaid, and the holder of said indebtedness had called upon the undersigned, as Successor Trustee, to foreclose said Deed of Trust; and

WHEREAS, the undersigned Successor Trustee, after due advertisement as required by law and as required by the terms of the said Deed of Trust, offered said land for sale at the Courthouse door of the Davidson County Courthouse in Nashville, Tennessee, pursuant to the terms of said Deed of Trust, at 12 noon, May 19, 1977, when and where COMMERCE UNION BANK, became the last and highest bidder at the price of TWENTY SEVEN THOUSAND DOLLARS ($27,000.00);

NOW, THEREFORE, I, DAVIS H. CARR, Successor Trustee, as aforesaid, in consideration of the premises and of the sum of TWENTY SEVEN THOUSAND DOLLARS ($27,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents

do transfer and convey unto the said COMMERCE UNION BANK, its successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

Being all of Block "A" on the Plan of Palmer Place of record in Book 57, page 117, Register's Office for said State and County.

Said Block "A" begins at a point in the northerly margin of Palmer Place at the northwest intersection of the same and the second alley west of 8th Avenue South, said point being 406 feet more or less west of the westerly margin of 8th Avenue South; thence with the margin of said alley northerly 171 feet to the southwesterly intersection of said alley with Lea Avenue which point is 405 feet more or less west of the westerly margin of 8th Avenue South; thence with the margin of Lea Avenue westerly 200 feet to the intersection of Lea Avenue and Palmer Place; thence with the northerly margin of Palmer Place 286 feet to the point of beginning.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to the said COMMERCE UNION BANK, its successors and assigns, in as full and complete manner as the undersigned, in his capacity as Successor Trustee as aforesaid, has the power to convey the same.

THE UNDERSIGNED, DAVIS H. CARR, Successor Trustee, warrants the title to the said property to the said COMMERCE UNION BANK, its successors and assigns, against the lawful claims of all persons claiming by, through, and under him. Said property is sold, however, subject to any and all unpaid taxes; and any and all governmental zoning ordinances or regulations, and all restrictions, easements and setback lines, any of which are of record; and any and all other prior encumbrances of any nature which are of record in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned, DAVIS H. CARR, Successor Trustee, has set his signature on this 19th day of May, 1977.

DAVIS H. CARR, Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joyce V. Smithson, _____, a Notary Public in and for said County and State, the within named DAVIS H. CARR, Successor 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 19th day of May, 1977.

Joyce V. Smithson

Notary Public

My Commission Expires: 6/16/80

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IDENTIFICATION REFERENCE

MAY 20 3 54 PM '77

FILED DAVIDSON COUNTY, TENN. REGISTER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $27,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Joseph H. Bush

Affiant

Subscribed and sworn to before me this 19th day of May, 1977.

Joyce V. Smithson

Notary Public

My Commission Expires: 6/16/80

| | | | | | |
|---|---|---|---|---|---|
| MAY20 | CONV | 27,000.00 | | | |
| MAY20 | S'TAX | | B* | 70.20 | |
| MAY20 | PR'FEE | | B* | .50 | |
| MAY20 | W'DEED | | B* | 6.00 | * 76.70 |