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New Owner:

COMMERCE UNION BANK
One Commerce Place
Nashville, Tennessee 37239

Mail tax bills:
SAME

Map # 160 - 3
Parcel # 15

TRUSTEE'S DEED

WHEREAS, on the 1st day of March, 1976, James R. Mullins and wife, Dorothy L. Mullins, conveyed the property herein described to Thomas S. McNiel, Trustee in a Deed of Trust of record in Book 5004, pages 770 and 771, Register's Office for Davidson County, Tennessee. This lien was erroneously released in Book 5088, page 548, Register's Office for Davidson County, Tennessee, but was again validated by affidavit of record in Book 5177, pages 745 and 746, Register's Office of Davidson County, Tennessee. Thereafter, an amendment to the Deed of Trust dated the 5th day of November, 1976 was filed of record in Book 5177, pages 747, 748 and 749, Register's Office of Davidson County, Tennessee all to secure the indebtedness therein described; and,

WHEREAS, the said conveyees joined in said deed and conveyed a property to Thomas S. McNiel, Trustee, for the purpose of securing the note described in said Deed; and,

WHEREAS, default was made in the payment of said note, and the owner and holder of said note instructed the said Thomas S. McNiel, Trustee, to institute foreclosure proceedings as provided for in said Deed; and,

WHEREAS, the said Thomas S. McNiel, Trustee, did advertise in accordance with the provisions of said Deed, to sell said property at the south door of the Courthouse in Davidson County, Tennessee, on November 9, 1977 at 12:00 Noon; and,

WHEREAS, at the time and place as named in said advertisement, the said Thomas S. McNiel, Trustee, offered the property herein described for sale, to the highest bidder for case and the best bid received was that of Commerce Union Bank in the amount of Twenty-Nine Thousand ($29,000.00) Dollars; and,

NOW, THEREFORE, I, Thomas S. McNiel, Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Twenty-Nine Thousand ($29,000.00) Dollars credited and applied as a payment on the note

secured by the aforementioned Deed of Trust, do by these presents, sell and transfer and convey unto the Commerce Union Bank, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 95 on the Plan of Haileywood Estates, Section V, as of record in Book 2330, page 74, Register's Office for said County.
>
> Said Lot No. 95 fronts 88 feet on the south side of Oakley Drive and runs back 242.6 feet on the west line and 250 feet on the east line to a dead line in the rear on which it measures 109 feet.
>
> Being the same property conveyed to James R. Mullins and wife, Dorothy L. Mullins, by deed from Walter E. Robertson and wife, Edith L. Robertson, of record in Book 2745, page 57, Register's Office for said County.

Said sale was made subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said Commerce Union Bank, its successors and assigns, forever. I make this conveyance in pursuance to the powers vested in me as Trustee, transferring to Commerce Union Bank, its successors and assigns, forever, the benefit of all warranties as made to me in said Deed, but no further or otherwise.

Executed at Nashville, Tennessee, this 9 day of November, 1977.

Thomas S. McNiel Trustee
THOMAS S. McNIEL, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named Thomas S. McNiel, Trustee, the bargainor, with whom I am personally acquainted, and who asknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9 day of November, 1977.

NOTARY PUBLIC

My Commission Expires: May 31, 1981

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $29,000.00.

Thomas S. McNeil
AFFIANT

Subscribed and sworn to before me
this 1 day of November, 1977.

NOTARY PUBLIC

My Commission Expires: May 31, 1981

E 36977

IDENTIF. REFERENCE

Nov 16 10 51 AM '77

This instrument prepared by:
Herman O. Loewenstein, Attorney
1200 Third National Bank Building
Nashville, Tennessee 37219

NOV16	CONV	29,000.00			
NOV16	S'TAX		3*	75.40	
NOV16	PR'FEE		3*	.50	
NOV16	W'DEED		3*	6.00	* 81.90