New Owner:

COMMERCE UNION BANK
One Commerce Place
Nashville, Tenn. 37239

Mail tax bills:
SAME

Map # 104-10
Parcel # 35 Ja

BOOK 5396 PAGE 738

TRUSTEE'S DEED

WHEREAS, on the 21st day of September, 1974, Joseph Kott and wife, Jane Marie Kott, conveyed the property herein described to Joseph G. Marchetti, Trustee, in a Deed of Trust of record in Book 4862, pages 264, 265 and 266, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said conveyees joined in said Deed and conveyed a property to Joseph G. Marchetti, 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 Joseph G. Marchetti, Trustee, to institute foreclosure proceedings as provided for in said Deed; and,

WHEREAS, the said Joseph G. Marchetti, 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 February 15, 1979 at 12:00 Noon; and,

WHEREAS, at the time and place as named in said advertisement, the said Joseph G. Marchetti, Trustee, offered the property herein described for sale, to the highest bidder for cash and the best bid received was that of Commerce Union Bank in the amount of Forty-Three Thousand Five Hundred and 00/100 ($43,500.00) Dollars; and,

NOW, THEREFORE, I, Joseph G. Marchetti, Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Forty-Three Thousand Five Hundred and 00/100 ($43,500.00) Dollars credited and applied as a payment on the note secured by the aforementioned Deed of Trust, do by these presents, sell, transfer and convey unto the Commerce Union Bank, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the westerly 56 feet 9 inches front and 53 feet 5 inches rear of Lot No. 25 on the Plan of Joseph Warners Subdivision as of record in Book 332, page 154, Register's Office for said County.

Said part of Lot No. 25 fronts 56 feet 9 inches on the northerly side of Byron, formerly Early Avenue, and runs back 187 feet, more or less, to the southerly line of Lot No. 20 and measures 53 feet 5 inches thereon.

Being the same property conveyed to Joseph Kott and wife, Jane Marie Kott, by deed from Pearl O'Donnell, of record in Book 3921, page 61, Register's Office for Davidson County, Tennessee.

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 20 day of February, 1979.

Joseph G. Marchetti

JOSEPH G. MARCHETTI

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph G. Marchetti, 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 Nashville, Tennessee, this 20th day of February, 1979.

Notary Public

NOTARY PUBLIC

My Commission Expires: 2-16-81

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater for this transfer is $43,500.00.

AFFIANT

Subscribed and sworn to before me this 20 day of February, 1979.

NOTARY PUBLIC

My Commission Expires: 2-16-81

FEB 20 2 01 PM '79
PUBLIC REGISTER
DAVIDSON COUNTY, TENN.

F.I. 48 32

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

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