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7803

New Owner:

COMMERCE UNION BANK
One Commerce Place
Nashville, Tennessee 37239

Mail tax bills:
SAME

Map # 60-12
Parcel # 25 Jw

47.20-

CHECK

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 5th day of June, 1979, John F. Salisbury conveyed the property herein described to Donald Arkovitz, Trustee, in a Deed of Trust of record in Book 5446, pages 549 and 550, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Donald Arkovitz was unable to serve, the lawful owner and holder of said note appointed Herman O. Loewenstein as Substitute Trustee by written instrument recorded in Book 5564, page 307, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said conveyee joined in said Deed and conveyed a property to Donald Arkovitz, 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 Herman O. Loewenstein, Substitute Trustee, to institute foreclosure proceedings as provided for in said Deed; and,

WHEREAS, the said Herman O. Loewenstein, Substitute 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 March 6, 1980 at 12:00 Noon; and,

WHEREAS, at the time and place as named in said advertisement, the said Herman O. Loewenstein, Substitute 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 Fourteen Thousand Five Hundred Dollars ($14,500.00); and,

NOW, THEREFORE, I, Herman O. Loewenstein, Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Fourteen Thousand Five Hundred Dollars ($14,500.00) 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 Lots Nos. 37 and 38 of Block "B" on the Map of Highland Park, of record in Book 974, page 33, Register's Office for said County.

SAID Lots Nos. 37 and 38 adjoin and front together 50 feet on the westerly side of Morningside Drive, and run back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to William C. Dill and Wife, Barbara Ann Dill, by installment deed from Mrs. Ellen W. Sanders, of record in Book 4342, Page 712, Register's Office for Davidson County, Tennessee.

SAID sale was made subject to all restrictions of records, 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 Substitute Trustee, transferring to said 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 7th day of March, 1980.

HERMAN O. LOEWENSTEIN
Substitute Trustee

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 Herman O. Loewenstein, Substitute 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 7th day of March, 1980.

NOTARY PUBLIC

My Commission Expires: 4/12/83

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater for this transfer is $14,500.00.

AFFIANT

Sworn to and subscribed before me this the 7th day of March, 1980.

NOTARY PUBLIC

My Commission Expires: 4/17/83

mail
This instrument prepared by:
Herman O. Loewenstein, Atty.
1200 Third Nat'l Bank Bldg.
Nashville, Tenn. 37219

F 8 0 5 2 7

IDENTIF. REFERENCE

MAR 13 3 38 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

14500.00- CO
37.70 CO TX
.50 PRFEE
9.00 WDEED
CHECK 47.20-
7803A03/13/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 80527

T
IDENTIF. REFERENCE

MAR 13 3 38 PM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 746929