7804

New Owner:

COMMERCE UNION BANK
One Commerce Place
Nashville, Tennessee 37239

Mail tax bills:
SAME

Map # 62
Parcel # 91

ek

03/13 170.70 CHECK

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 12th day of November, 1976, Joe Parker Paty and wife, Ann Goodall Paty, conveyed the property herein described to Stephen C. Baker, Trustee, in a Deed of Trust of record in Book 5135, Pages 145 and 146, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Stephen C. Baker 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 5566, Page 633, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said conveyee joined in said Deed and conveyed a property to Stephen C. Baker, 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 13, 1980 at 12:00 Noon; and,

WHEREAS, at that 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 Sixty-Two Thousand Dollars ($62,000.00); and,

NOW, THEREFORE, I, Herman O. Loewenstein, Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Sixty-Two Thousand Dollars ($62,000.00) 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:

> Being Lot No. 4 on the Resubdivision of Lot 2, Robert Young Farm, Book 421, page 140, as of record in Book 4350, page 81, Register's Office for said County.
>
> Said Lot No. 4 fronts 201.2 feet on the north side of Pennington Bend Road and extends back 520 feet on the easterly line and 526.1 feet on the westerly line to a dead line measuring 150 feet thereon, containing 2.01 acres, more or less.
>
> Being the same property conveyed to Joe Parker Paty and wife, Ann Goodall Paty, by deed from William L. Miller and Arthur Jones, Jr., of record in Book 4521, page 77, Register's Office for said County.

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 13 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 13 day of March, 1980.

NOTARY PUBLIC

My Commission Expires: June 19, 1982

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $62,000.00.

AFFIANT

Sworn to and subscribed before me this the 12 day of March, 1980.

NOTARY PUBLIC

My Commission Expires: July 14, 1982

IDENTIF. REFERENCE

MAR 13 3 38 PM '80

FELIX Z. HASSELL REGISTER
DAVIDSON COUNTY, TENN.

80528

mail

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5578 PAGE 379

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

62000.00- CO
161.20 CO TX
.50 PRFEE
9.00 WDEED
CHECK 170.70-
7804A03/13/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80528

IDENTIF. REFERENCE

MAR 13 3 39 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 746930