New Owner:

COMMERCE UNION BANK
One Commerce Place
Nashville, Tennessee 37239

Mail tax bills:
SAME

Map # 11
Parcel # 51
P-O 1B.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 11th day of June, 1974, Ben Carlton Dunn and wife, Judith Ann Dunn, conveyed the property herein described to J. K. Woodard, Trustee, in a Deed of Trust of record in Book 4824, page 194, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said J. K. Woodard 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 5587, page 96, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said conveyee joined in said Deed and conveyed a property to J. K. Woodard, 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 May 15, 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 Twenty-Six Thousand Two Hundred Fifty Dollars ($26,250.00); and,

NOW, THEREFORE, I, Herman O. Loewenstein, Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Twenty-Six Thousand Two Hundred Fifty Dollars ($26,250.00) 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:

> One Tract of land in the 10th Civil District of Davidson County, Tennessee:
> Beginning at a point, said point being a nail in the center of Freeman Road and a common corner between Tract No. 1 and Tract No. 2 of the Freeman Heirs property; thence going along the center of said road S 5° 15' W a distance of 50.0 feet to a point, said point being a nail in the pavement; thence leaving said road and going S 63° 15' W a distance of 508.0 feet to a point, said point being an iron pin in the center of a gravel road; thence along the center of said gravel road N 75° W a distance of 569.0 feet to a point; said point being a Hackberry tree; thence going S 44° 0' W a distance of 151.0 feet to a point; said point being an Elm tree; thence going S 9° 0' W a distance of 139.0 feet to a point; said point being a Walnut tree; thence going through a wooded area on a meandering line described by the following calls, N 85° 0' W a distance of 603.5 feet; thence N. 3° 0' E a distance of 231.0 feet; thence N 85° 0' W a distance of 2030.0 feet; thence N 1° 30' E a distance of 483.4 feet; thence N 85° 0' W a distance of 462.0 feet; thence N 3° 30' E a distance of 869.5 feet; thence S 85° 0' E a distance of 1967.6 feet to a point, said point being an iron pin; thence going S 3° 0' W a distance of 90.7 feet to a point; said point being an iron pin; thence going S 34° 30' E a distance of 82.5 feet to a point, said point being an iron pin locating a common corner between Tract No. 1 and Tract No. 2 of the Freeman Heirs property; thence going along the common line between said Tracts S 57° 14' E a distance of 2093.13 feet to a point, said point being a stake marking a common corner of said Tracts; thence going along the common line between said tracts S 84° 45' E a distance of 400.0 feet to the point of beginning; the above described Tract containing 90.5 acres, more or less.
>
> INCLUDED in this description, but specifically excluded therefrom is a tract of .13 acre, more or less, conveyed to J. E. Polk by Deed from Mrs. M. C. Freeman, et al., of record in Book 425, Page 131, Register's Office for said County.
>
> Being the same property conveyed to Ben Carlton Dunn and wife, Judith Ann Dunn, by deed from Jimmy D. Baker and wife, Ann Joyce Baker, of record in Book 4824, page 185, 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 15 day of May, 1980.

HERMAN O. LOEWENSTEIN
Substitute Trustee

RUSH
MAY 20 9 52 AM '80
IDENTIF. REFERENCE
E9006 9

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 15 day of May, 1980.

NOTARY PUBLIC

My Commission Expires: 4-17-83

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $26,250.00.

AFFIANT

Subscribed and sworn to before me this the 15 day of May, 1980.

NOTARY PUBLIC

My Commission Expires: 4-17-83

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5803 PAGE 784

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
			26250.00- CO	
			66.12 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 77.62-	
			9503A05/20/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 90069

IDENTIFICATION REFERENCE

MAY 20 9 52 AM '80

REGISTER DAVIDSON COUNTY, TENN.

No. 758558