New Owner:

COMMERCE UNION BANK
One Commerce Place
Nashville, Tennessee 37239

Mail tax bills:
SAME

Map # 98-1
Parcel # Part 31

SUBSTITUTE TRUSTEE'S DEED

BOOK 5686 PAGE 441

WHEREAS, on the 14th day of April, 1977, Noble E. Pepper, and wife Betty A. Pepper, conveyed the property herein described to James L. Robinson, Trustee, in a Deed of Trust of record in Book 5144, pages 597 and 598, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said James L. Robinson 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 5664, page 863, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said conveyee joined in said Deed and conveyed a property to James L. Robinson, Trustee, for the purposes 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 December 3, 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 Forty Thousand and 00/100 ($40,000.00) Dollars; and,

NOW, THEREFORE, I, Herman O. Loewenstein, Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Forty Thousand and 00/100 ($40,000.00) 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:

BEING Lot 16 on the Plat of Lake Park, Section 1, of record in Plat Book 4175, Pages 134 and 135, Register's Office for said County.

Beginning at a point in the southerly margin of Lake Parkway, at the common front corner of Lots 16 and 17; thence with the line between said two lots, southerly 151.63 feet to a concrete monument; thence southwesterly 142.70 feet to a concrete monument in the easterly margin of an unnamed street; thence with the margin of the same, northerly 151.42 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve 39.27 feet to a concrete monument in the southerly margin of Lake Parkway; thence with the margin of the same easterly 120.24 feet to the point of beginning.

Being the same property conveyed to Noble E. Pepper, and wife by deed of record in Book 4861 page 28 _____, Register's Office aforesaid.

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 4 day of December, 1980.

Herman O. Loewenstein

HERMAN O. LOEWENSTEIN
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and fore 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 4 day of December, 1980.

Peggy Roberson

NOTARY PUBLIC

ROBERSON NOTARY PUBLIC TENN. DAVIDSON COUNTY

My Commission Expires: 4/17/83

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 5686 PAGE 443

The actual consideration or value whichever is greater for this transfer is $40,000.00.

Herman O. Loewenstein
AFFIANT

Subscribed and sworn to before me
this 4 day of December, 1980.

Peggy Robinson
NOTARY PUBLIC

My Commission Expires: 4/17/83

PEGGY ROBINSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

IDENTIF. REFERENCE

DEC 4 3 51 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

320332

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

RECEIVED OF _____

FOR _____

BOOK 5686 PAGE 444

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
			40[illegible].00-	CO
			104.00	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	113.50-
			B217A12/04/80 CAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

520332

IDENTIF. REFERENCE

Dec 4 3 52 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 795558