New Owner:

COMMERCE UNION BANK
One Commerce Place
Nashville, Tennessee 37239

Mail tax bills:
SAME

Map # 148-8

Parcel # 178

BOOK 5700 PAGE 477

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 2nd day of November, 1979, David L. Miller, and wife, Laurel L. Miller, conveyed the property herein described to James L. Robinson, Trustee, in a Deed of Trust of record in Book 5532, pages 921 and 922, 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 5689, page 390, 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 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 January 14, 1981 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 Two Thousand and 00/100 ($2,000.00) 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 Two Thousand and 00/100 ($2,000.00) 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:

01/15 14.70- CHECK

4936

BEING Lot No. 59 on the plan of Section Eight, Terragon Trails, of record in Book 5200, Page 41, Register's Office for said County.

Said Lot No. 59 fronts 60.0 feet on the northeasterly margin of Long Branch and extens (sic.) back 133.30 feet on the northwesterly line and 131.27 feet on the southeasterly line to a dead line in the ear (sic.) measuring 57.48 feet thereon.

Being the same property conveyed to David L. Miller, and wife Laurel Miller by deed from Marion Thurman and wife of record in Book 5525, Page 643, 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 14 day of January, 1981.

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 14th day of January, 1981.

NOTARY PUBLIC

My Commission Expires: 4/17/83

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 5700 PAGE 479

The actual consideration or value whichever is greater for this transfer is $2,000.00.

AFFIANT

Subscribed and sworn to before me
this 14th day of January, 1981.

NOTARY PUBLIC

My Commission Expires: 4/17/83

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

625464

IDENTIF. REFERENCE

JAN 15 12 26 PM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5700 PAGE 480

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
			2000.00- CO	
			5.20 CO TX	
			.50 PRFE	
			9.00 WDEED	
			CHECK	14.70-
4996A01/15/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 25464

T
IDENTIF. REFERENCE

JAN 15 12 26 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 802081