New Owner:

COMMERCE UNION BANK
One Commerce Place
Nashville, Tennessee 37239

Mail tax bills:
SAME

Map # 74-4
Parcel # 48 en

SUBSTITUTE TRUSTEE'S DEED

BOOK 5700 PAGE 760

WHEREAS, on the 24th day of January, 1980, Gloria Ratkovich, conveyed the property herein described to James L. Robinson, Trustee, in a Deed of Trust of record in Book 5564, pages 293, 294, and 295, 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 381, 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 15, 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 Ten Thousand and 00/100 ($10,000.00) 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 Ten Thousand and 00/100 ($10,000.00) 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:

TRACT I:

Being Lot No. 21 on the Plan of Hermitage

01/16 38.50 CHECK

5119

Hills, Section 12, as of record in Book 4675, page 125, Register's Office for said County, as shown on the Resubdivision of Lots 21 and 22 of Hermitage Hills, Section 12, of record in Book 5060, page 84, said Register's Office, to which reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE BUT EXPRESSLY EXCLUDED THEREFROM is the following:

Being a 0.02, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee, said tract further described as being a portion of Lot 21 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, said Register's Office.

Beginning at a point lying on the southerly margin of Hermitage Ridge, said point further described as being the common front corner of Lots 21 and 22 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, said Register's Office; thence running with the said common line of Lots 21 and 22 south 8° 48' 54" west a distance of 61.67 feet to a point; thence leaving said common line of Lots 21 and 22 north 6° 23' 06" West a distance of 67.28 feet to a point lying on the southerly margin of Hermitage Ridge; thence running with the said margin of Hermitage Ridge south 66° 28' 18" east a distance of 7.74 feet to the beginning of a curve; thence around a curve, having a radius of 50 feet, to the left a distance of 10.26 feet to the point of beginning, containing 0.02, more or less, acre.

Being the same property conveyed to Arthur Luther Castro, Jr., and wife Betty Jane Castro, by quitclaim deed from William D. Willis and wife, Cherry L. Willis, of record in Book 5120, page 369, said Register's Office.

TRACT II:

Being a 0.02, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee, said tract further described as being a portion of Lot 22 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, said Register's Office, as shown on the Resubdivision of Lots 21 and 22 of Hermitage Hills, Section 12, of record in Book 5060, page 84, said Register's Office described as follows:

Beginning at the common rear corner of Lots 21 and 22 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, said Register's Office; thence running with the said common line of Lots 21 and 22 north 8° 48' 54" east a distance of 76.3 feet to a point; thence south 6° 23' 06" east a distance of 73.53 feet to a point on the southerly line of said Lot 22; thence running with the said southerly line of Lot 22 south 83° 20' 20" west a distance of 20.0 feet to the point of beginning, containing 0.02, more or less, acre.

TRACT NOS. I AND II being the same property conveyed to Gloria Ratkovich by deed from William D. Willis and wife, Cherry L. Willis, of record in Book 5126, page 967, said Register's Office.

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 January, 1981.

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 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 15th day of January, 1981.

Peggy Roberson

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 $10,000.00.

Herman O. Loewenstein

AFFIANT

Subscribed and sworn to before me
this 15th day of January, 1981.

G 25567

IDENTIF. REFERENCE

JAN 16 9 39 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5700 PAGE 763

Peggy Cabaniss
NOTARY PUBLIC

My Commission Expires: 4/17/83

This instrument prepared by:

Herman O. Loewenstein, Attorney
1200 Third National Bank Building
Nashville, Tennessee 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5700 PAGE 764

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

10000.00- CO
26.00 CO TX
.50 PRFEE
12.00 WDEED
CHECK 38.50-
5119A01/16/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 25567

IDENTIF. REFERENCE

JAN 16 9 39 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY-TENN.

No. 802196