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This is unimproved property

The actual consideration for this transfer is $73,500.00.

Affiant

Subscribed and sworn to before me this 29 day of Oct, 1980.

Notary Public
Commission Expires: 12-13-82

Send tax bills to:
Commerce Union Bank of Sumner County
Gallatin, Tenn. 37066
P.O. Box 556

Mail

TRUSTEE'S DEED

Whereas, Sun Building Corporation executed a deed of trust on the 10th day of January, 1977, which was recorded in Book 5104, page 388, Register's Office for Davidson County, Tennessee, conveying to Harold Whitaker, Trustee, the hereinafter described property, to secure payment to Commerce Union Bank of Sumner County a promissory note fully described in said deed of trust; and

Whereas, default has occured in the payment of said note, and pursuant to the terms and conditions of said note and said deed of trust all of said indebtedness has been declared due and collectible, and Commerce Union Bank of Sumner County, holder of said note, has demanded of the trustee that he foreclose said deed of trust for the purpose of paying said note, interest and costs as herein provided; and

Whereas, Harold Whitaker, trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such trustee, advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower and homestead, with the execeptions of such equities of redemption as may exist by law for liens of taxing authorities, and for the purpose of payment of said note, interest and costs, and pursuant to said advertisment on Wednesday, October 29, 1980, at the front door of the courthouse of Davidson County, Tennessee, at 12:00 noon, the said Harold Whitaker, trustee, offered for sale at public outcry to the highest and best bidder the real estate hereinafter described, for cash and in bar of the

04/29 197.50- CHECK

2795

equities of redemption, dower and homestead, as provided for in said deed of trust, when Commerce Union Bank of Sumner County, being the highest and best bidder, became the purchaser at the price of $73,500.00.

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NOW THEREFORE, IN CONSIDERATION OF THE PREMISES,I, Harold Whitaker, trustee, do hereby sell, transfer and convey, as Trustee, unto the said Commerce Union Bank of Sumner County, its successors and assigns, in bar of the equities of redemption, dower and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all the hereditaments and appurtenances, to wit:

Being Lots nos 51,56,58,68,69,71 and 109 on the Plan of Monte Carlo, Section two-A, as of record in Book 4955, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lots.

TO HAVE AND TO HOLD the same unto the said Commerce Union Bank of Sumner County, its successors and assigns, forever.

Harold Whitaker covenants as trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the claims of all lawful claimants holding by, through or under him, but these covenants and warranties are by him as trustee, and not otherwise, and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, Harold Whitaker, trustee, has hereunto set his hand this 29 day of Oct, 1980.

Harold Whitaker
Trustee

IDENTIF. REFERENCE
APR 29 9 09 AM '81
R. WILSON REGISTER
DAVIDSON COUNTY, TENN.

G.3.9496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of Oct, 1980, before me personally appeared Harold Whitaker, Trustee, to me personally known, who acknowledged that he executed the above deed as trustee for the purposes therein contained.

Dated this 29 day of Oct, 1980.

NOTARY PUBLIC

Notary Public

My commission expires: 6-26-82

This instrument was prepared by Theodore E. Carver, Amer Trust Bldg. Nashville, Tenn.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			73500.00- CO	
			191.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	197.60-
2799A04/29/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 9 4 9 6

T
IDENTIF. REFERENCE

APR 29 9 09 AM '81

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

No. 819196