New Owner:

COMMERCE UNION BANK
One Commerce Place
Nashville, Tennessee 37239

Mail Tax Bills:
SAME

Map # 181
Parcel # 132 JW

SUBSTITUTE TRUSTEE'S DEED

BOOK 5821 PAGE 83

WHEREAS, on the 15th day of December, 1980, Frank Barrett and wife, Alice Barrett, conveyed the property herein described to Stephen C. Baker, Trustee, in a Deed of Trust of record in Book 5691, pages 805 and 806, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Stephen C. Baker 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 5807, page 886, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said conveyee joined in said Deed and conveyed a property to Stephen C. Baker, 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 November 19, 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 Thirty Thousand and 00/100 ($30,000.00) 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 Thirty Thousand and 00/100 ($30,000.00) 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 Tract No. 4 as shown on the unrecorded plat of the Dotson Batson Property, in the 5th Civil District of Davidson County, Tennessee, made by Stanford and Associates, dated June 27, 1974, described as follows:
>
> BEGINNING at a point in the southerly margin of Pettus Road, a common corner of Tracts 3 and 4 on said survey; thence with the southerly margin of Pettus Road, South 87° 15' 30" East, 145 feet to a point, the corner of Tracts 4 and 5; thence South 3° 20' 56" West 951.82 feet to a point; thence North 79° 15' 30" West 146.21 feet to a point, the common corner of Tracts 3 and 4, North 3° 20' 56" East 931.47 feet to the point of beginning, containing 3.134 acres, more or less.
>
> BEING the same property conveyed to Frank Barrett and wife, Alice Barrett, by deed from Emma K. Batson, of record in Book 4897, page 897, 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 appurtenences, 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 19 day of November, 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 19 day of November, 1981.

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 $30,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 19 DAY OF NOVEMBER, 1981.

NOTARY PUBLIC

My Commission Expires: 4/17/83

THIS INSTRUMENT PREPARED BY:

HERMAN O. LOEWENSTEIN, ATTORNEY
1200 Third National Bank Building
Nashville, Tennessee 37219
(615) 256-2642

mail

6 6 8 9 6 5

IDENTIFICATION REFERENCE

Nov 20 10 24 AM '81

DAVIDSON COUNTY, TENN.

9187 11/20 87.50 - CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5821 PAGE 86

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

30000.00- CO
78.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 87.50-
9187A11/20/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 68965

IDENTIFICATION REFERENCE

Nov 20 10 24 AM '81

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

No. 854247