New Owner:

COMMERCE UNION BANK
One Commerce Place
Nashville, Tennessee 37239

MAIL TAX BILLS:
SAME

Map # 121
Parcel# 211
LM

BOOK 6334 PAGE 581

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 14th day of May, 1979, Robert O. Frensley, Donald R. Hall and wife, Ruth Hall, conveyed the property herein described to James L. Robinson, Trustee, in a Deed of Trust of Record in Book 5441, pages 95, 96. 97 & 98, 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 6302, page 380, 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 Friday, July 6, 1984, 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 Fifty-Two Thousand Two Hundred Fifty-Four and no/100 ($52,254.00).

NOW, THEREFORE, I, Herman O. Loewenstein, Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Fifty-Two, Thousand Two Hundred Fifty-Four and no/1 ($52,254.00), credited and applied as 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:

07/10/145.48- CHECK

2251

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Airport Commercial Park, as of record in Book 4885, page 155, Register's Office for said County.

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Said Lot No. 1 fronts 150 feet on the northerly side of Couchville Pike and extends back between parallel lines 290.4 feet to a dead line.

Being the same property conveyed to Robert L. Frensley and Donald R. Hall by deed of J. Howard Johnson, Jr., unmarried and Eugene P. Davis and wife, Saundra Louise Davis, of record in Book 5029, page 411, 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 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 the 6 day of July, 1984.

HERMAN O. LOEWENSTEIN
Substitute Trustee

STATE OF TENNESSEE

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 the 6th day of July, 1984.

NOTARY PUBLIC

My commission expires:

1-19-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $52,254.00.

Herman O. Loewenstein
AFFIANT

Subscribed and sworn to before me this the 6th day of July, 1984.

Sherry Lynn Ely
NOTARY PUBLIC

My commission expires:

1-19-86

mail

THIS INSTRUMENT PREPARED BY:

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

I 35052

IDENTIF. REFERENCE

JUL 10 1 27 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

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
			52254.00- CAMT.	
			135.98 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	145.48-
225	A	07/10/84	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.5.2.

I.3 5

IDENTIFICATION REFERENCE

Jul 10 1 27 PM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No.0051352