New Owner:

COMMERCE UNION BANK
One Commerce Place
Nashville, Tennessee 37239

Mail tax bills:
SAME

Map # 158
Parcel # 52

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 23rd day of July, 1985, DONALD R. PFRIMMER and wife, GAIL ANN PFRIMMER, conveyed the property herein described to Leader Enterprises, Inc., Trustee, in a Deed of Trust of record in Book 6620, page 466, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Leader Enterprises, Inc. 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 7251, page 876, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said conveyee joined in said Deed and conveyed a property to Leader Enterprises, Inc., 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 same 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 front door of the Courthouse in Davidson County, Tennessee, on July 2, 1987, at 10:00 A.M.; 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 One Hundred Forty-Six Thousand Four Hundred Ninety Three and (66/100) Dollars ($146,493.66); and,

NOW, THEREFORE, I, Herman O. Loewenstein, Substitute Trustee, in pursuance of the power and authority contained in said Deed,

and in consideration of One Hundred Forty-Six Thousand Four Hundred Ninety Three and (66/100) Dollars ($146,493.66) 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:

> Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described a-cording to a survey made by Z. J. Wilkinson, Surveyor, December 14, 1955, as follows:
>
> Beginning at a stake in the center of Old Hickory Boulevard, at the southwest corner of the property conveyed to Herbert C. Sanborn and wife, by deed from Nashville Trust Company, Trustee, of record in Book 1133, page 555, Register's Office for said County; thence with the center of Old Hickory Boulevard North 85° 30' west 414.8 feet to a stake in fence in the south margin of the Davis property; thence with the Davis' south line, south 2° 87° 30' east 175 feet to Sanborn's west line; thence with Sanborn's west line, south 2° west 783 feet; thence south 44° 30' east 42 feet; thence south 5° 35' east 469 feet to the center of Old Hickory Boulevard, the point of beginning, containing 9 acres, more or less.
>
> Being the same property conveyed to James F. Crowell and wife, Carol L. Crowell, by deed from Robert P. Sherman and wife, Joan G. Sherman, dated July 30th, 1975, and Recorded at Book 4939, page 100, Register's Office of Davidson County, Tennessee, and the same property of which the said James F. Crowell quitclaimed all of his right, title and interest to the grantor herein, Carol L. Crowell, previous to this conveyance, such quitclaim deed being recorded at Book 5836, page 599, in said Register's Office. James F. Crowell and Carol L. Crowell were divorced by a decree entered in the Davidson County Circuit Court on November 25, 1981. This is improved property located at 1550 Old Hickory Boulevard, Brentwood, Tennessee, 37027.

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 2 day of July, 1987.

Herman O. Loewenstein, Trustee

HERMAN O. LOEWENSTEIN, 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 2 day of July, 1987.

Notary Public

NOTARY PUBLIC

My Commission Expires: March 11, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $46,493.66.

42475

IDENTIFICATION REFERENCE

JUL 2 2 45 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Herman O. Loewenstein

AFFIANT

Subscribed and sworn to before me this 2 day of July, 1987.

Notary Public

NOTARY PUBLIC

My Commission Expires: March 11, 1990

This instrument prepared by:
HERMAN O. LOEWENSTEIN
1200 Third National Bank Bldg.
Nashville, Tennessee 37219

Mail

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7286 PAGE 960

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
			146493.00 CAPT.	
			410.29 STAT	
			.50 REC	
			9.00 ARCH	
			CHECK	419.79-
			616207732767 PAI	.71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4247.5

IDENTIFI REFERENCE

JUL 2 2 45 PM '07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100415