

Information

Effective date

May 20, 2005

Use

The *Hypothecation Deed of Trust (Tennessee)* (Form 630371) is used to perfect a security interest in real estate located in Tennessee **when the Owner of the real estate is other than the Borrower**. The Hypothecation Deed of Trust form secures a **single obligation**. The obligation may be a fully funded note or a revolving line of credit. The form may be used whether the loan purpose is consumer or business purpose.

Reference: Use the Modification of Deed of Trust – Tennessee (Form 630370) to modify an in file deed of trust to secure new indebtedness.

Note: The Deed of Trust may be completed by the closing attorney.

Distribution

The form is recorded in the Register's Office of the County where the real estate is located. A copy of the Deed of Trust and the clerk's receipt must be maintained in the collateral file until the original, recorded deed of trust is returned from the Register's Office.

Instructions

The table below shows section names and descriptions for the items required in the *Hypothecation Deed of Trust (Tennessee)* (Form 630371).

Section	Description
Page 1 of 10	
Bank Address (Heading Implied)	<i>CCSC address.</i>
\$	<i>Maximum principal indebtedness for recording tax purposes.</i>
Check box (Heading implied)	Check this box if the deed of trust secures a revolving commercial line of credit, or a commercial note with future advances.
as of	<i>Effective date of the Deed of Trust (note date).</i>
Grantor	<i>Name(s) of Grantor(s).</i> Notes: <ul style="list-style-type: none">• All <i>persons</i> or <i>entities</i> that have an ownership interest in the property are Grantors. Indicate Grantor's name exactly as Grantor holds title.• An untitled spouse has a marital interest in residential real estate in Tennessee and must execute the deed of trust if the property is used as a residence by the spouse, whether a secondary or primary residence. Untitled spouses do not have a marital interest in commercial real estate in Tennessee. However, some title companies may request that the spouse join in the execution of the deed of trust, even for commercial property.• Questions regarding identification of Grantors should be referred to counsel.
Trustee	<i>Name of person authorized to serve as trustee for Tennessee real</i>

Section	Description
	estate. <u>Reference:</u> Contact Regional Credit Administration for a list of persons who are qualified to serve as trustees.
Trustee address	<i>County of residence</i> of individual named as trustee. <u>Note:</u> Trustee must be a Tennessee resident.
principal amount of \$	<i>Principal amount</i> of note to be secured (written and numeric).
Borrower	<i>Name</i> of all Borrower(s) on the note to be secured.
Page 2 of 10	
2. Principal amount of \$ (Heading implied)	<i>Principal amount</i> of note to be secured (written and numeric).
Page 8 of 10	
Grantor's Address	<i>Address</i> of Grantor(s).
Signature(s) of Grantor(s)	<i>Signature</i> of all persons or entities with an ownership interest in the property. <u>Note:</u> The names as typed or printed must agree exactly with the names shown as "Grantor" in page 1.
Beneficiary's Address	<i>CCSC address.</i>
Beneficiary	<i>Signature, name, and title</i> of authorized SunTrust representative.
Borrower	<i>Signature</i> of all Borrowers.
Page 9 of 10	
Acknowledgments	All signatures must be notarized.
Page 10 of 10	
Exhibit A	Reference the attached deed of trust by specifying: <ul style="list-style-type: none"> • the <i>effective date</i> of the attached deed of trust, • the <i>name(s)</i> of the Grantor(s) as entered on page 1, and • <i>full legal description</i> of the real estate, including the being clause, if available.
Exhibit B	Describe the prior security instruments if the subject real estate is subject to a prior lien or liens. <u>Example:</u> Deed of Trust dated _____ in the amount of _____ recorded in Deed Book _____ at Page _____.