

Information

Effective date

December 29, 2009

Use

The *Commercial Deed of Trust – Tennessee* (Form 630354) is used to perfect a security interest in **commercial** real estate located in Tennessee **when the Owner of the real estate is the Borrower**. The Commercial Deed of Trust secures a **single obligation**. The form may be used whether the loan purpose is consumer or business purpose.

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 Commercial Deed of Trust – Tennessee (Form 630354).

Section	Description
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Bank Address (Heading Implied)	CCSC address.
\$	Maximum principal indebtedness for recording tax purposes.
First box (Heading implied)	Check this box if the deed of trust secures a revolving line of credit, or a note with future advances.
Second box (Heading implied)	Check this box if the deed of trust secures a construction loan.
Grantor	<i>Name(s)</i> of Grantor(s). Notes: <ul style="list-style-type: none">All <i>persons</i> or <i>entities</i> which have an ownership interest in the property are Grantors. Indicate Grantor's name exactly as Grantor holds title.Untitled spouses do not have a marital interest in commercial real estate in Tennessee. <p>Note: Some title companies may request that the spouse join in the execution of the deed of trust, even for commercial property.</p> <ul style="list-style-type: none">Questions regarding identification of Grantors should be referred to counsel.
Trustee	<i>Name</i> of person authorized to serve as trustee for Tennessee real estate. Reference: 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.

Section	Description
	Note: Trustee must be a Tennessee resident.
2. Principal amount (Heading implied)	<i>Principal amount</i> of note to be secured (written and numeric).
Borrower (Heading implied)	<i>Name</i> of all Borrower(s) on the note to be secured. Note: Should be the same as the Grantors listed above.
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as of	<i>Date</i> the Deed of Trust is executed.
Signature(s) of Grantor(s)	<i>Signature</i> of all persons or entities with an ownership interest in the property. Note: The names as typed or printed must agree exactly with the names shown as "Grantor" in page 1.
Beneficiary	<i>Signature, name, and title</i> of authorized SunTrust representative.
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Acknowledgments	All signatures must be notarized.
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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 _____.