

Information

Effective date

May 20, 2005

Use

The *Residential Deed of Trust – Purchase Money – Tennessee* (Form 630372) is used to perfect a security interest in **residential** real estate located in Tennessee when the **Owner of the real estate is the Borrower** and the purpose of the obligation secured is the purchase of the real estate. The Residential Deed of Trust form secures a **single obligation**. The form may be used whether the loan purpose is consumer or business purpose.

References:

- Use the Hypothecation Deed of Trust – Tennessee (Form 630371) if the Owner of the real estate is not the Borrower.
- Use the Residential Deed of Trust – Non Purchase Money – Tennessee (Form 630353) if the purpose is other than the purchase of the residential real estate.
- Use the Commercial Deed of Trust – Tennessee (Form 630354) if the real estate is commercial real estate.
- 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 Residential Deed of Trust – Purchase Money – Tennessee (Form 630372).

Section	Description
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Bank Address (Heading Implied)	CCSC address.
\$	<i>Maximum principal indebtedness</i> for recording tax purposes.
as of	<i>Effective date</i> of the deed of trust (note <i>date</i>).
Grantor	<i>Name(s)</i> of Grantor(s). Notes: <ul style="list-style-type: none"> All <i>persons</i> or <i>entities</i> which will have an ownership interest in the property are Grantors. Indicate Grantor's name exactly as Grantor will hold title. 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. <u>Reference:</u> Contact Regional Credit Administration for a list of persons who are qualified to serve as trustees.
Trustee county	<i>County of residence</i> of individual named as trustee. Note: Trustee must be a Tennessee resident.
Trustee address	CCSC address.
sum of	<i>Principal amount</i> of note to be secured (written and numeric).
payable on	<i>Maturity date</i> of the note to be secured.
County	<i>County</i> where real estate is located.
Property address (Heading implied)	<i>Street address</i> of the real estate.
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25	If a condominium, PUD, or other rider is attached, <i>describe</i> the rider. Note: If no rider is attached, enter "Not Applicable".
Signature(s) of Grantor(s) (Borrowers)	<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.
Lender	<i>Signature, name, and title</i> of authorized SunTrust representative.
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.