FROM: ROBERT L. ECHOLS,
SUBSTITUTE TRUSTEE

TO: COMMERCE UNION BANK MORTGAGOR: SJL CONST. CO., INC.

Address New Owner as follows: Send Tax Bills To: Map-Parcel No.
Commerce Union Bank Same 58-11-35, 36, 37, 43, 50, 49, 48, 47, 44,
400 Union Street 58-7-4
Nashville, Tennessee 37219

This instrument prepared by: DEARBORN & EWING, Attorneys, 1912 Parkway Towers, Nashville, Tennessee, 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $226,399.38.

Robert L. Echols
Affiant

Subscribed and sworn to before me, this 9th day of September 1976.

Susan H. Paynter
Notary Public

My Comm. Expires: 9-16-78

BOOK 5068 PAGE 454

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated June 12, 1975 of record in Book 4922, page 146, Register's Office for Davidson County, Tennessee, SJL CONST. CO., INC., conveyed to J. G. Palmer, Trustee, the hereinafter described real estate, to secure a note of even date therewith, which note is fully described in said deed of trust; and,

WHEREAS, default having occurred in the payment of said note, and in accordance with the terms of said note and deed of trust, the holder thereof declared the entire indebtedness due and owing; and,

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 5047, page 929, Register's Office for Davidson County, Tennessee, appointed Robert L. Echols, Substitute Trustee, in the place and stead of J. G. Palmer, Trustee; and,

WHEREAS, the owner and holder of the said indebtedness directed the said Robert L. Echols, Substitute Trustee, to sell the said property described in the deed of trust, and in accordance with the terms thereof, and pursuant to said direction, said Robert L. Echols, Substitute Trustee, did advertise the said property for sale as provided in said deed of trust and note, and the said property was advertised to be sold at 12:05 P.M., on Wednesday, September 8, 1976, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the deed of trust; and the said advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on August 3, 10, 17 24 and 31, 1976; and,

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, Commerce Union Bank, acting through its agent, J. G. Palmer, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Robert L. Echols, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Two Hundred Twenty-Six Thousand Three Hundred Ninety-Nine and 38/100 ($226,399.38) Dollars, which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Commerce Union Bank, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot Nos. 32, 33, 34, 40, 49, 50, 51, 52, 55 and 56 on the Plan of Section 1, Royal Hills, of record in Book 4675, page 73, Register's Office for said County.

Being the same property conveyed to SJL CONST. CO., INC. by deed from Averbuch-Morris, a partnership composed of Sidney Averbuch and M. C. Morris, of record in Book 4922, page 144, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Commerce Union Bank, a corporation organized under the laws of the State of Tennessee, its successors and assigns, forever; and Robert L. Echols, Substitute Trustee, does hereby transfer, assign, and set over unto Commerce Union Bank, all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant title as fully as he, as Substitute Trustee, is authorized so to do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert L. Echols, Substitute Trustee, has executed this instrument on this the 9th day of September, 1976.

Robert L. Echols
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan G. Paynter, a Notary Public in and for said State and County, the within named Robert L. Echols, 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 office in Nashville, Tennessee, this 9th day of September, 1976.

Susan G. Paynter
Notary Public

SUSAN G. PAYNTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9-16-78

Fee Pad 6

D 67929

IDENTIF. REFERENCE

BOOK 5068 PAGE 456

SEP 15 11 09 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

SEP 15 76	CONV	99,000.00			
SEP 15 76	CONV	99,000.00			
SEP 15 76	CONV	28,399.36			
SEP 15 76	S'TAX		B* 588.64		
SEP 15 76	PR'FEE		B* .50		
SEP 15 76	W'DEED		B* 4.00	*	593.14