FROM: W. FRED WILLIAMS, JR.
SUBSTITUTE TRUSTEE

BOOK 5073 PAGE 174

TO: COMMERCE UNION BANK

MORTGAGOR: James M. Williams, Trustee

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel No.
Commerce Union Bank 400 Union Street Nashville, Tennessee 37219	Same	Map 92-16 Parcel 256

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 $15,000.00.

Affiant

Subscribed and sworn to before me, this 28 day of September, 1976.

Notary Public

My Comm. Expires: 5/13/80

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated December 27, 1974, of record in Book 4877, page 781, Register's Office for Davidson County, Tennessee, James M. Williams, Trustee, will full power to mortgage, sell, transfer, and convey without the joinder of any beneficiary, conveyed to Joseph G. Marchetti, Trustee, the hereinafter described real estate, to secure four notes dated December 27, 1974, December 9, 1974, December 10, 1974, and November 28, 1974, which notes are fully described in said deed of trust; and,

WHEREAS, default having occurred in the payment of said notes, and in accordance with the terms of said notes 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 5059, page 17, Register's Office for Davidson County, Tennessee, appointed W. Fred Williams, Jr., Substitute Trustee, in the place and stead of Joseph G. Marchetti, Trustee; and,

WHEREAS, the owner and holder of the said indebtedness directed the said W. Fred Williams, Jr., 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 W. Fred Williams, Jr., Substitute Trustee, did advertise the said property for sale as provided in said deed of trust and notes, and the said property was advertised to be sold at 12:00 o'clock, noon, on Friday, September 24, 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 24, 31 and September 7, 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, John Rogers, was the highest and best bidder;

NOW, THEREFORE, the undersigned, W. Fred Williams, Jr., Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Fifteen Thousand ($15,000.00) 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 No. 223 in O. B. Hayes Second Plan of Small Lots of record in Plan Book 1, Page 81, Chancery Court of Nashville, Tennessee.

Said Lot 223 fronts 50 feet on the southerly side of Division Street (formerly Shields or McTyeire Street) and runs back between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to James M. Williams, Trustee, with full power to mortgage, sell, transfer, and convey without the joinder of any beneficiary, by deed from Kirby O. Foster and wife, Vera C. Foster, of record in Book 4328, page 524, Register's Office for Davidson County, Tennessee.

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 W. Fred Williams, Jr., 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 W. Fred Williams, Jr., Substitute Trustee, has executed this instrument on this the 28th day of September, 1976.

W. Fred Williams, Jr.
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sue B. Harding, a Notary Public in and for said State and County, the within named W. Fred Williams, Jr., 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 28th day of September, 1976.

Sue B. Harding
Notary Public

My Commission Expires: 5/13/80

NOTARY PUBLIC SUE B. HARDING DAVIDSON COUNTY, TENN.

D70206

IDENTIF. REFERENCE

SEP 29 1 57 PM '76

REGISTER DAVIDSON COUNTY, TENN.

SEP29'76	CONV	15,000.00			
SEP29'76	S'TAX		B*	39.00	
SEP29'76	PR'FEE		B*	.50	
SEP29'76	W'DEED		B*	4.00	* 43.50