This instrument prepared by:
Stephen W. Ramp
18th Floor, Third National Bank Building
Nashville, Tennessee 37219

BOOK 5085 PAGE 324

TRUSTEE'S DEED

Address new owner as follows:	Send tax bills to:	Map-Parcel Nos.
Commerce Union Bank 800 Main Street Recovery Dept. Nashville, Tennessee 37208	Commerce Union Bank 800 Main Street Recovery Dept. Nashville, Tennessee 37208	Map 43-6 Parcel 77

This instrument made and entered into on this 22nd day of October, 1976, by and between Stephen W. Ramp, Substitute Trustee, (hereinafter Trustee) and Commerce Union Bank.

WHEREAS, Martin K. Neal, Jr. and wife Kay D. Neal, by Deeds of Trust dated August 12, 1975 and December 26, 1975, of record in Deed of Trust Book 4941, page 183, and Deed of Trust Book 4984, page 282 respectively, Register's Office of Davidson County, Tennessee, conveyed to John A. Hubbard, Trustee and James L. Roberts, Trustee, the hereinafter described property to secure the payment of two Notes more fully described in said Deeds of Trust; and

WHEREAS, demand has been made for the payment of the Notes secured by the aforesaid Deeds of Trust, which Notes are in default; and

WHEREAS, the Third National Bank in Nashville, the owner and holder of said Notes, had demanded that the property be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms of said Notes and of the Deeds of Trust; and

WHEREAS, the undersigned Stephen W. Ramp has been duly appointed as Substitute Trustee in the place and stead of John A. Hubbard, Trustee, and James L. Roberts, Trustee; and

WHEREAS, the Trustee caused notice of foreclosure to be published in the manner prescribed by law and offered said property for sale at the south door of the Davidson County Courthouse in Nashville, Tennessee, and after inviting bids therefor, sold said property to Commerce Union Bank at the price of Twenty Thousand, Five Hundred ($20,500.00) Dollars, this being the highest and best bid.

NOW, THEREFORE, this deed witnesseth:

That for and in consideration of the said purchase price, which has been credited toward the principal and interest of certain notes secured by the aforesaid deeds of trust, the Trustee has this day quitclaimed to Commerce Union Bank and its assigns, and free of the equity of redemption, homestead, dower, and all other exemptions as provided in said Deeds of Trust, all of his right, title and interest to certain real property situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of Anderson Estates, of record in Book 1130, Page 37, Register's Office for said County, being Lot 55, on the Revised Plan of the Subdivision of said Lot 14, not of record.

Beginning on the easterly margin of May Drive, 130 feet north of the northerly margin of Roosevelt Drive; thence eastwardly 174 feet along the northerly line of property conveyed by an instrument of record in Book 2300, Page 463, to the westerly line of Lot No. 40; thence with the westerly line of Lots Nos. 40 and 41, northwardly 120 feet; thence westwardly 174 feet to the easterly margin

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State of Tennessee, County of Davidson

The actual consideration or value whichever is greater, for this transfer is $20,500.00.

Subscribed and sworn to before me, this the 22nd day of October, 1976.

Stephen W. Ramp
Affiant

Paula J. Pierce
Notary Public

My Commission Expires:

February 25, 1980

NOTARY PUBLIC DAVIDSON CO. TENN.

of May Drive; thence with said drive, 120 feet to the point of beginning.

Being the same property conveyed to Martin K. Neal, Jr. and wife, Kay D. Neal, by deed from Robert H. Vaughan and wife, Mary C. Vaughan, of record in Book 4932, Page 783, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto Commerce Union Bank, its assigns, in fee simple forever, and in bar of all right or equity of redemption, but subject to any and all unpaid taxes that may be a lien against the property and subject to any and all other liens which take priority over the Deeds of Trust upon which foreclosure was had.

And the Trustee does hereby transfer, assign and set over unto Commerce Union Bank, all of the covenants and warranties contained in the aforesaid Deeds of Trust and in this instrument and does hereby warrant the title as fully as he is authorized to do so as Trustee, but not further or otherwise.

WITNESS the signature of the Trustee on this the day and date first above written.

IDENTIF. REFERENCE
NOV 5 12 25 PM '76
REGISTER
DAVIDSON COUNTY, TENN.

D 75857

Stephen W Ramp
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Paula J. Pierce, a Notary Public in and for said County and State, the within named Stephen W. Ramp, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Substitute Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of October, 1976.

Paula J. Pierce
NOTARY PUBLIC

PAULA J. PIERCE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

February 25, 1980

NOV-5% CONV 20,500.00
NOV-5% S'TAX B* 53.30
NOV-5% PR'FEE B* .50
NOV-5% W'DEED B* 4.00 * 57.80