STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5109 PAGE 541

This instrument was prepared by:
Edward Seddon, Attorney at Law
1102 Kermit Drive, Suite 203
Nashville, Tennessee 37217

The actual consideration or value, whichever is greater, for this transfer is $38,125.00.

Patrick L. Voels
Affiant

Subscribed and sworn to before me this 21st day of January, 1977.

Bruce Wallace
Notary Public
My Commission Expires: 7-19-78

NOTARY PUBLIC WALLACE DAVIDSON COUNTY TENNESSEE STATE OF

EDWARD SEDDON, SUBSTITUTE TRUSTEE

TO: Commerce Union Bank

Person or Agency responsible for Tax Bills:
Commerce Union Bank
Nashville, Tennessee

D 8697 T

IDENTIF. REFERENCE

JAN 27 10 34 AM '77

REGISTER DAVIDSON COUNTY, TENN.

136-7
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PW

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into this the 21st day of January, 1977, by and between Edward Seddon, Substitute Trustee, Party of the First Part, and Commerce Union Bank, Party of the Second Part.

WITNESSETH:

WHEREAS, by Deed of Trust of record in Book 4607, Page 795, Register's Office, Davidson County, Tennessee, Edd D. Johnston et ux, Joan M. Johnston, conveyed certain property described therein to Richard D. Cahoy, Trustee, to secure a First Mortgage payable to Mortgage Associates, Inc., of Atlanta, Georgia, and Edward Seddon, having been appointed Substitue Trustee, by instrument of record in Book 5094, Page 680, Register's Office for Davidson County, Tennessee.

WHEREAS, default having been made in the payment of said Note, and the holder thereof has directed Party of the First Part to advertise and sell said property in satisfaction of said indebtedness and the cost of foreclosure, in accordance with the terms and provisions of the said mortgage and Deed of Trust; and

WHEREAS, a Party of the First Part did advertise said property for sale in accordance with the terms of Said Deed of Trust, notices of the time and place of said sale being published in the Nashville Record as prescribed by said Deed of Trust; and

WHEREAS, pursuant to said notices Party of the First Part did offer said property for sale at the front door of the Davidson County Courthouse in Nashville, Tennessee, on January 21, 1977, at 12:00 Noon and Commerce Union Bank, Party of the Second Part, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of THIRTY EIGHT THOUSAND ONE HUNDRED TWENTY FIVE & 00/100 Dollars. ($38,125.00)

NOW, THEREOF, in consideration of the premises, Party of the First Part has this day bargained and sold and does hereby transfer and convey unto Party of the Second Part, the said Commerce Union Bank, and their assigns, the following real estate located in Davidson County, to wit:

BEING Lot No. 111 of Priest Lake Park, Section 2, as of record in Book 4175, Page 58, Register's Office for Davidson County, Tennessee.

SAID Lot No. 111 fronts 99 feet on the westerly margin of Anderson Road and from a point on said margin on the commonline between lots nos. 110 and 111 runs back 172 feet to a point; thence N 28 47' west 92.32 feet across the rear; thence on the commonline between lots nos. 111 and 112 198.58 feet to the aforesaid margin of Anderson Road.

BEING the same property conveyed to Edd D. Johnston et ux, Joan M. Johnston, by deed of record in Book 4607, Page 793, Register's Office, Davidson County, Tennessee.

To have and to hold the aforesaid real estate unto Commerce Union Bank, their assigns, forever and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind which were waived.

IN WITNESS WHEREOF, Party of the First Part has hereunto set his hand as of the day and date first above written.

Edward Seddon, Substitute Trustee
Party of the First Part

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Edward Seddon, Substitute Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 21st day of January, 1977.

Bruce Wal[illegible]
Notary Public

My Commission Expires: 7-19-78

BRUCE PLACE * NOTARY PUBLIC AT LARGE * STATE OF TENN. *

JAN27	CONV	38,125.00			
JAN27	S'TAX		B*	99.06	
JAN27	PR'FEE		B*	.50	
JAN27	W'DEED		B*	4.00	* 103.56