FILED BOOK 6

BOOK 5137 PAGE 217

FROM: W. FRED WILLIAMS,
SUBSTITUTE TRUSTEE

TO: COMMERCE UNION BANK

MORTGAGOR: CUMMINGS, GARY R. AND WIFE, FRANCES CUMMINGS

Address New Owner as follows:
COMMERCE UNION BANK
One Commerce Place
Nashville, Tennessee 37239

Send Tax Bills to: SAME

Map-Parcel No.

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.

W. Fred Williams
Affiant

Subscribed and sworn to before me, this the 8th day of April, 1977.

Notary Public

My Comm. Expires: 9-16-78

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated February 21, 1974, of record in Book 4811, page 740, Register's Office for Davidson County, Tennessee, Gary R. Cummings and wife, Frances Cummings conveyed to Donald G. Jones, 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 indebtdness due and owing; and,

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 5118, page 817, Register's Office for Davidson County, Tennessee, appointed W. Fred Williams, Substitute Trustee, in the place and stead of Donald G. Jones, Trustee; and,

WHEREAS, the owner and holder of the said indebtedness directed the said W. Fred Williams, 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, 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 12:00 o'clock, Noon, on Tuesday, March 29, 1977, 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 March 1, 8, and 15, 1977; 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, Gerald Seale, was the highest and best bidder;

NOW, THEREFORE, the undersigned, W. Fred Williams, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Fifteen Thousand and No/100 Dollars ($15,000.00), 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 Tennessee banking corporation, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the south 40 feet of Lot No. 5 of Block 17, on the Plan of Yarbrough Subdivision of Woodland of record in Book 161, page 87, Register's Office for said County.

Said Lot fronts 40 feet on the easterly side of White Avenue, and extends back between parallel lines 167-1/2 feet ~~to an alley~~ in the rear.

Being the same property conveyed to Gary R. Cummings by deed from John E. Jordan and wife, Pauline Jordan, of record in Book 4791, page 322, 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 Tennessee banking corporation, its successors and assigns, forever; and W. Fred Williams, Substitute Trustee, does hereby transfer, assign, and set over unto Commerce Union Bank, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said W. Fred Williams, Substitute Trustee, has executed this instrument on this the 8th day of April, 1977.

W. Fred Williams
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 W. Fred Williams, 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 15th day of April, 1977.

Susan G. Paynter
Notary Public

My Commission Expires: 9-16-78

SUSAN G. PAYNTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

D99259

RECEIVED FOR REFERENCE
APR 18 2 49 PM 1977
DAVIDSON COUNTY, TENN.

APR18	CONV	15,000.00			
APR18	S'TAX		B*	39.00	
APR18	FEE		B*	.50	
APR18	DEED		B*	4.00	* 43.50