BOOK 5151 PAGE 872

New Owner:

COMMERCE UNION BANK
One Commerce Place
Nashville, Tennessee 37239

Mail tax bills:
SAME

Map # 94-5
Parcel # 92 Pt

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 8th day of November, 1973, Edwin R. Sherrill and Barbara T. Sherrill conveyed the property herein described to James R. Everett, Jr., Trustee, in a Deed of Trust of record in Book 4765, pages 617 and 618, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said James R. Everett, Jr. was unable to serve, the lawful owner and holder of said note appointed Fred K. Wyatt, Jr. as Substitute Trustee by written instrument recorded in Book 5127, page 328, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said conveyee joined in said Deed and conveyed a property to James R. Everett, Jr. for the purpose of securing the note described in said Deed; and,

WHEREAS, default was made in thepayment of said note, and the owner and holder of said note instructed the said Fred K. Wyatt, Jr., Substitute Trustee, to institute foreclosure proceedings as provided for in said Deed; and,

WHEREAS, the said Fred K. Wyatt, Jr., Substitute Trustee, did advertise in accordance with the provisions of said Deed, to sell said property at the south door of the Courthouse in Davidson County, Tennessee, on May 12, 1977 at 12:00 Noon; and,

WHEREAS, at the time and place as named in said advertisement, the said Fred K. Wyatt, Jr., Substitute Trustee, offered the property herein described for sale, to the highest bidder for cash and the best bid received was that of Commerce Union Bank in the amount of One Thousand and no/100 ($1,000.00) Dollars; and,

NOW, THEREFORE, I, Fred K. Wyatt, Jr., Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of One Thousand and no/100 ($1,000.00) Dollars credited and applied as a payment on the note secured by the aforementioned Deed of Trust, do by these presents,

sell, transfer and convey unto the Commerce Union Bank, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 77 on the Plan of Section I, Revised, SHELBY HEIGHTS, of record in Book 2330, page 171, Register's Office for said County.
>
> Said Lot No. 77 fronts 58 feet on the westerly side of South 14th Street, and extends back 107.2 feet on the northerly line and 114.5 feet on the southerly line to an alley in the rear on which it measures 58.5 feet.
>
> Being the same property conveyed to Edwin R. Sherrill and Barbara T. Sherrill, by deed from Michael H. Roberts and wife Sandra Joyce B. Roberts, of record in Book 3818, page 299, Register's Office for Davidson County, Tennessee.
>
> Also being the same property conveyed to Edwin R. Sherrill and Barbara T. Sherrill, by deed from Michael H. Roberts and wife, Sandra Joyce B. Roberts, of record in Book 4543, page 740, Register's Office for Davidson County, Tennessee.
>
> The above described property is conveyed subject to restrictions in Book 2810, page 475, said Register's Office.

Said sale was made subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said Commerce Union Bank, its successors and assigns, forever. I make this conveyance in pursuance to the powers vested in me as Substitute Trustee, transferring to Commerce Union Bank, its successors and assigns, forever, the benefit of all warranties as made to me in said Deed, but no further or otherwise.

Executed at Nashville, Tennessee, this 17th day of May, 1977.

Fred K. Wyatt, Jr.
FRED K. WYATT, JR., Substitute Trustee

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 Fred K. Wyatt, 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.

WITNESSED my hand and official seal at Nashville, Tennessee, this 17 day of May, 1977.

Evelyn Campbell
NOTARY PUBLIC

My Commission Expires: April 25, 1978

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $1,000.00.

Fred K. Wyatt, Jr.
AFFIANT

Sworn to and subscribed to before me on this the 17 day of May, 1977.

Evelyn Campbell
NOTARY PUBLIC

My Commission Expires: April 25, 1978

MAY 26 11 27 AM '77
FELIX A. ... REGISTER
DAVIDSON CO. TENN.

IDENTIF. REFERENCE

E05801

MAY26	CONV	$1,000.00			
MAY26	STAX		B*	2.60	
MAY26	FEE		B*	.50	
MAY26	DEED		B*	6.00	* 9.10

This instrument prepared by:
Herman O. Loewenstein, Attorney
1200 Third National Bank Building
Nashville, Tennessee 37219