To Be Assgn.

BOOK 5187 PAGE 506

FROM: W. FRED WILLIAMS,
SUBSTITUTE TRUSTEE

TO: COMMERCE UNION BANK MORTGAGOR: Davis, Eugene E.

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.
Commerce Union Bank
One Commerce Place SAME
Nashville, Tennessee 37239

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $18,000.00.

W. Fred Williams
Affiant

Subscribed and sworn to before me, this the 22nd day of August, 1977.

Lee B Keesling
Notary Public

My Comm. Expires: 5/13/80

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated February 23, 1971, of record in Book 4487, page 113, Register's Office for Davidson County, Tennessee, Eugene E. Davis and wife, Lucille W. Davis conveyed to Tom G. Coleman, Jr., Trustee, the hereinafter described real estate, to secure certain notes 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 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 5157, page 548, Register's Office for Davidson County, Tennessee, appointed W. Fred Williams, Substitute Trustee, in the place and stead of Tom G. Coleman, Jr., 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 Wednesday, August 10, 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 June 30, July 7, 14, 21, and 28, 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, T. Hal Bishop, Senior Vice President 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 Eighteen Thousand Dollars ($18,000.00), 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 corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

TRACT I: Land in Davidson County, Tennessee, being Lots Nos. 8, 9, and 10 and 11 of Block 5 on the Plan of Dabbs and Elliott's Subdivision, as of record in Book 547, page 97, Register's Office for said County.

Said Lots Nos. 8, 9, 10 and 11 fronts together 100 feet on the northerly side of Old Hickory Boulevard, formerly Concrete Drive, and extends back between parallel lines 120 feet to an alley.

Being the same property conveyed to Eugene E. Davis and wife, Lucille W. Davis, by deed from John S. Jenkins and wife, Gertrude C. Jenkins, as of record in Book 2935, Page 441, Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 7 of Block 12 on the Plan of Dabbs and Elliott's Subdivision, No. 1, Old Hickory, Tennessee, as of record in Book 547, Page 97, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the northeasterly side of Elliott Avenue, and runs back between parallel lines, with the northwesterly margin of 22nd Street, 100 feet to a dead line.

Being the same property conveyed to Eugene E. Davis and wife, Lucille W. Davis, by deed from H. C. Travis and wife, Georgia B. Travis, as of record in Book 3067, Page 391, Register's Office for Davidson County, Tennessee.

TRACT III:
Land in Davidson County, Tennessee, being Lot No. 3 and part of Lot 4 of Block 25 on the Plan of Dabbs and Elliott's Subdivision of Old Hickory, as of record in Book 547, page 127, Register's Office for said County, described as follows:

Beginning at a point on the northeasterly margin of Reid Boulevard at the northwest corner of Lot No. 3, being also the southeast intersection of said Boulevard and a 10-foot alley; thence with the southeast margin of said alley north 43 degrees 48 minutes east 98 feet to the northwest corner of the property conveyed to the United States of America, by deed from Bill Smith and wife, of record in Book 2157, Page 105, said Register's Office; thence with said Government's southwesterly line 145 feet, more or less, to the northwesterly margin of 30th Street, said point also being the southwest corner of said Government property; thence with the nortwesterly margin of said Street south 44 degrees west 74 feet more or less, to the northeasterly margin of said Boulevard; thence with the same northwesterly 144 feet to the beginning.

Being the same property conveyed to Eugene E. Davis and wife, Lucille W. Davis, by deed from Thomas E. McMurtry and wife, Willie Z. McMurtry, of record in Book 3793, Page 211, Register's Office for Davidson County, Tennessee.

TRACT IV:
Land in Davidson County, Tennessee, being an unnumbered Lot created by the City of Lakewood's abandonment of Reid Avenue between 28th Street and 30th Street.

Said Lot fronts 50 feet on the westerly margin of 30th Street and runs back between parallel lines measuring 144.0 feet to a dead line in the rear measuring 50.0 feet.

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, 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 22nd day of August, 1977.

W. Fred Williams
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, 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 22nd day of August, 1977.

Sue B. Harding
Notary Public

My Commission Expires: 5/13/80

E22033

IDENTIF. REFERENCE

AUG 23 12 50 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG23'77	CONV	18,000.00				
AUG23'77	S'TAX		B*	46.80		
AUG23'77	PR'FEE		B*	.50		
AUG23'77	W'DEED		B*	6.00	*	53.30