New Owner:

COMMERCE UNION BANK
One Commerce Place
Nashville, Tennessee 37239

Mail tax bills:
SAME

Map # 59-6
Parcel # 77

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SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 29th day of November, 1976, John L. Hall and wife, Bobbie J. Hall, conveyed the property herein described to Stephen C. Baker, Trustee, in a Deed of Trust of record in Book 5094, pages 854 and 855, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Stephen C. Baker was unable to serve, the lawful owner and holder of said note appointed Tommy F. Rush as Substitute Trustee by written instrument recorded in Book 5176, page 155, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said conveyee joined in said Deed and conveyed a property to Stephen C. Baker for the purpose of securing the note described in said Deed; and,

WHEREAS, default was made in the payment of said note, and the owner and holder of said note instructed the said Tommy F. Rush, Substitute Trustee, to institute foreclosure proceedings as provided for in said Deed; and,

WHEREAS, the said Tommy F. Rush, Substitute Trustee, did advertise in accordance with the provisions of said Deed, to sell said property at the south door of the Courthouse in Nashville, Tennessee on August 26, 1977, at 12:00 Noon; and,

WHEREAS, at the time and place as named in said advertisement, the said Tommy F. Rush, 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 Four Thousand Five Hundred ($4,500.00) Dollars; and,

NOW, THEREFORE, I, Tommy F. Rush, Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Four Thousand Five Hundred ($4,500.00) Dollars credited and applied as a payment on the note secured by the aforementioned Deed of Trust, do by these

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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. 51 on the Plan of Ewing Valley, Section 2, of record in Book 4300, page 184, Register's Office for said County, as follows:
>
> Beginning at a point in the northeasterly margin of Roman Drive, said point being the common corner of Lots 51 and 52; thence with the line between said two lots northeastwardly 100 feet to a point; thence southeastwardly 105 feet to the westerly margin of Garrison Drive; thence with the westerly margin of said Garrison Drive and Southwestwardly 75 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet to the right 39.27 feet to the northeasterly margin of Roman Drive; thence with the northeasterly margin of said Roman Drive, northwestwardly 80 feet to the point of beginning.
>
> Being the same property conveyed to John L. Hall and wife, Bobbie J. Hall, by deed from Robert F. Lance and wife, Lyde Ella Lance, of record in Book 4833, page 671, Register's Office for said County.
>
> The above property is subject to any liens, easements or restrictions of record in the Register's Office for Davidson County, Tennessee.

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 31st day of August, 1977.

Tommy F. Rush
TOMMY F. RUSH, 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 Tommy F. Rush, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknow-

ledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this

31 day of August, 1977.

Peggy Maxwell Ward
NOTARY PUBLIC

PEGGY MAXWELL WARD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 8-11-81

SEP 14 CONV *4,500.00
SEP 14 S'TAX B* 11.70
SEP 14 PR'FEE B* .50
SEP 14 W'DEED B* 6.00 * 18.20

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $4,500.00.

Tommy F. Rust
AFFIANT

Subscribed and sworn to before me

this 31 day of August, 1977.

Peggy Maxwell Ward
NOTARY PUBLIC

PEGGY MAXWELL WARD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 8-11-81

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

IDENTIF. REFERENCE
SEP 14 11 21 AM '77
FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

E 25860