BOOK 5229 PAGE 222

I. DYKE TATUM)
Successor-Trustee)
)
to) D E E D
)
COMMERCE UNION BANK) Map No. 150-6
17th & Church Street) Parcel No. 20
Nashville, Tennessee 37203)

Send Tax Bills to: Fidelity Federal Savings & Loan Association
401 Union Street
Nashville, Tennessee 37219

WHEREAS, Ronald G. Stroke and wife, Judith M. Stroke, executed a deed of trust on the 18th day of November, 1976, which was recorded in Book 5091, Page 300, Register's Office for Davidson County, Tennessee, conveying to Joseph G. Marchetti, Trustee, the hereinafter described property to secure payment to Commerce Union Bank of a promissory note fully described in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, I. Dyke Tatum, was appointed Successor-Trustee, said appointment being dated the 11th day of November, 1977, and recorded in Book 5222, Page 13, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to said advertisement, said sale was held at the time and place advertised, to-wit: December 2, 1977, at 11:00 A.M. at the Court House in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every

kind, all of which was expressly waived in said deed of trust, and the Grantee herein, Commerce Union Bank, being the highest and best bidder at said sale, with a bid of One Hundred and No/100 ($100.00) Dollars, plus the assumption of a first mortgage of record in Book 4896, Page 369, Register's Office for Davidson County, Tennessee, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held thereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of One Hundred and No/100 ($100.00) Dollars, plus the assumption of a first mortgage of record in Book 4896, Page 369, Register's Office for Davidson County, Tennessee, paid by Commerce Union Bank, the receipt of which is hereby acknowledged, I, I. Dyke Tatum, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Commerce Union Bank, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

- Being Lot No. 178 on the Plan of Cherry Hills, Section 8, as of record in Book 4660, Page 50, Register's Office for Davidson County, reference to which Plan is hereby made for a more complete description.

  Being the same property conveyed to Ronald G. Stroke and wife, Judith M. Stroke, by deed from Robert C. Harris and wife, Frances A. Harris, of record in Book 4896, Page 367, said Register's Office.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Commerce Union Bank, its successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby convey, transfer and assign to Commerce Union Bank, its successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said I. Dyke Tatum, Successor-Trustee, has hereunto set his hand this 2nd day of December, 1977.

I. Dyke Tatum
Successor-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 I. Dyke Tatum, Successor-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 Nashville, Tennessee, this 2nd day of December, 1977.

Notary Public

My Commission Expires: 10-18-81

THIS INSTRUMENT PREPARED BY:

I. Dyke Tatum
GLASGOW, ADAMS, TAYLOR & PHILBIN
300 James Robertson Parkway
Nashville, Tennessee 37201

E 39878

IDENTIF. REFERENCE

DEC 2 2 55 PM '77

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $44,500.00.

AFFIANT

Sworn to and subscribed before me this 2nd day of December, 1977.

Notary Public

My Commission Expires: 10-18-81

DEC-27	CONV	44,500.00			
DEC-27	S'TAX		B*	115.70	
DEC-27	PR'FEE		B*	.50	
DEC-27	W'DEED		B*	6.00	* 122.20