BOOK 5244 PAGE 604

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

TO: Commerce Union Bank
Nashville, Tennessee

MORTGAGOR: Lloyd T. Allison
and wife, Jeanie R. Allison

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

Map 51-6- 3

SAME

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,300.00.

F. Ronald Martin
Affiant

Subscribed and sworn to before me, this the 18th day of January, 1978.

Kimberly D. McMahan
Notary Public

My Comm. Expires: July 22, 1981

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated March 12, 1975, of record in Book 4896, page 798, Register's Office for Davidson County, Tennessee, Lloyd T. Allison and wife, Jeanie R. Allison conveyed to Damon Beard, 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 indebtedness due and owing; and,

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 5212, page 841, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Damon Beard, Trustee; and,

WHEREAS, the owner and holder of the said indebtedness directed the said Stephen C. Baker, 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 Stephen C. Baker, 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, January 10, 1978, at the Courthouse 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 December 8, 15, 22 and 29, 1977 and January 5, 1978; 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, F. Ronald Martin, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Commerce Union Bank,

acknowledges receipt of the sum of Four Thousand Eight Hundred Dollars ($4,800.00), 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 the 11th Civil District of Davidson County, Tennessee, and being Lot No. 47 of the Due West Valley Acres, not of record, but described as follows:

Beginning on the northeasterly side of Due West Avenue on the line between Lot No. 46 and said Lot 47; thence northeasterly 373.7 feet, more or less, to the northeasterly boundary line of said lot and to an iron pin; thence easterly with said boundry line 80 feet to a point; thence in a southerly direction 320 feet, more or less, to a point on said northeasterly margin of said Due West Avenue, and thence with the same westerly 100 feet, more or less, to the beginning.

Being the same property conveyed to Lloyd T. Allison and wife, Jeanie R. Allison, by deed from Chester Moore and wife, Ruth Reed Moore, of record in Book 4852, page 966, 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 Stephen C. Baker, 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 Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 11th day of January, 1978.

Steph C Baker, Substitute Trustee
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dilana A Carter a Notary Public in and for said State and County, the within named Stephen C. Baker, 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 11th day of January, 19 78.

Dilana A Carter
Notary Public

My Commission Expires: Oct. 18/1981

NOTARY PUBLIC * DAVIDSON COUNTY, TENNESSEE *

JAN 18 78 CONV 15,300.00
JAN 18 78 S'TAX B* 39.78
JAN 18 78 PR'FEE B* .50
JAN 18 78 W'DEED B* 4.00 * 44.28

E 4 6 7 1 2

JAN 18 3 17 PM '78

IDENTIF. REFERENCE