BOOK 5251 PAGE 491

FROM: STEPHEN C. BAKER, TRUSTEE

TO: COMMERCE UNION BANK MORTGAGOR: 1578, LTD., INC.
Nashville, Tennessee

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Commerce Union Bank		61-10
One Commerce Place	Same	108-109-110-
Nashville, Tennessee 37219		112 thru 203
		71 thru 75
		200-201

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 $71,500.00.

James L. Robinson
AFFIANT

Subscribed and sworn to before me, this the 27 day of January, 1978.

Laura M. White
NOTARY PUBLIC

My Comm. Expires: 8-1-81

TRUSTEE'S DEED

WHEREAS, by deed of trust dated December 3, 1976, of record in Book 5093, page 689, Register's Office for Davidson County, Tennessee, 1578 Ltd., Inc. conveyed to Stephen C. Baker, 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 owner and holder of the said indebtedness directed the said Stephen C. Baker, 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, 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 noon on Tuesday, January 17, 1978, at the 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 22, 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, James L. Robinson, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Trustee, pursuant to the bid of Commerce Union Bank, acknowledged receipt of the sum of Seventy One Thousand, Five Hundred Dollars ($71,500.00), 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:

Being lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 of a resubdivision of Maplewood Heights according to a survey by Emery L. Miller, Jr., Surveyor, dated February 22, 1975, to which plan reference is here made for a more definate description; of record in Book 4885, page 27, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1578 Ltd., Inc., a Tennessee Corporation, by deed from O-RECCO, Inc., a Tennessee Corporation, of record in Book 5093, page 686, 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, Trustee, does hereby transfer, assign, and set over unto Commerce Union Bank all of his right title and interest in the said property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Trustee, has executed this instrument on this the 18th day of January, 1978.

E 49934

IDENTIF. REFERENCE

FEB 10 8 57 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Stephen C Baker, Trustee
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, Stephen C. Baker, 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 19th day of January, 1978.

SUE B. HARDING NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sue B. Harding
NOTARY PUBLIC

My Commission Expires: 5/13/80

FEB 10 78	CONV	71,500.00			
FEB 10 78	S'TAX		B*	185.90	
FEB 10 78	PR'FEE		B*	.50	
FEB 10 78	W'DEED		B*	4.00	* 190.40