RLE

BOOK 5251 PAGE 908

FROM: ROBERT L. ECHOLS
SUBSTITUTE TRUSTEE

TO: COMMERCE UNION BANK
Nashville, Tennessee 37239

MORTGAGOR: ROBERT H. TOSH and wife, SUE FORIEST TOSH

Address New Owner as follows: COMMERCE UNION BANK
One Commerce Place
Nashville, Tennessee 37239

Send Tax Bills to: SAME

Map-Parcel No. 130-7 / 47

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 $77,300.00.

COMMERCE UNION BANK
By Ron M. Suedekum
Affiant

Subscribed and sworn to before me, this the 10th day of February, 1978.

Helene J. Porter
Notary Public

My Comm. Expires: 10/18/81

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated February 14, 1975, of record in Book 4890, page 972, Register's Office for Davidson County, Tennessee, Robert F. Allison and wife, Nancy M. Allison conveyed to Frank A. North, 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 5228, page 404, Register's Office for Davidson County, Tennessee, appointed Robert L. Echols, Substitute Trustee, in the place and stead of Frank A. North, Trustee; and,

WHEREAS, the owner and holder of the said indebtedness directed the said Robert L. Echols, 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 Robert L. Echols, 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 Monday, February 6, 1978, 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 January 19, 26 and February 2, 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, Ron Suedekum, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Robert L. Echols, Substitute Trustee, pursuant to the bid of Ron Suedekum, acknowledges receipt of the sum of Fourteen Thousand Eight Hundred Dollars

($14,800.00), 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 corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Being Lot No. 187-A and the south 50 feet of Lot No. 185-B on the Plan of Royal Oaks Re-subdivision of record in Book 974, pages 4 and 5, Register's Office for said County, and described according to a survey made by William Parrish, dated December 18, 1967, as follows:

Said Lot No. 187-A and the south 50 feet of Lot No. 185-B fronts together 150 feet on the easterly side of West View Avenue and extends back 298.6 feet on the northerly line and extend back 296.1 feet on the southerly line to a dead line measuring 150 feet thereon.

And being the same property conveyed to Robert F. Allison and wife, Nancy M. Allison, by warranty deed of Robert H. Tosh and wife, Sue Foriest Tosh, dated September 5, 1974 and of record in Book 4850, page 113, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a certain Deed of Trust dated September 5, 1974, from Robert F. Allison and wife, Nancy M. Allison, to Vaden Lackey, Jr., Trustee, to secure Fidelity Federal Savings & Loan Association, in the original principal amount of $63,600.00, said Deed of Trust being of record in Book 4850, page 115, Register's Office for Davidson County, Tennessee, and any other prior encumbrances and/or delinquent taxes.

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 Robert L. Echols, 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 Robert L. Echols, Substitute Trustee, has executed this instrument on this the 9th day of February, 1978.

Robert L. Echols
Substitute Trustee

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FEB 10 9 PM '78
FELIX WILSON REGISTER
DAVIDSON COUNTY, TENN.
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara G Brewer, a Notary Public in and for said State and County, the within named Robert L. Echols, 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 9th day of February, 1978.

Barbara G Brewer
Notary Public

NOTARY PUBLIC ★ BARBARA ★ DAVIDSON COUNTY, TENN.

My Commission Expires: 5-16-80

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| FEB10 78 | CONV | 77,300.00 | | |
| FEB10 78 | S'TAX | B* | 200.98 | |
| FEB10 78 | PR'FEE | B* | .50 | |
| FEB10 78 | W'DEED | B* | 4.00 | ★ 205.48 |