BOOK 5277 PAGE 875

FROM: ROBERT L. ECHOLS
SUBSTITUTE TRUSTEE

VA. NO. LH-237687-TN

TO: Commerce Union Bank
Nashville, Tennessee

MORTGAGOR: Moody, John B. and wife, Ruby D. Moody

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Commerce Union Bank One Commerce Place Nashville, Tennessee 37239	SAME	58-16 / 11

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 $26,813.30.

Robert L. Echols
Affiant

Subscribed and sworn to before me, this the 20th day of April, 1978.

Helene A. Poplar
Notary Public

My Comm. Expires: 10/18/81

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated September 22, 1976, of record in Book 5072, page 358, Register's Office for Davidson County, Tennessee, John B. Moody and wife, Ruby D. Moody conveyed to J. G. Palmer, 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 5263, page 323, Register's Office for Davidson County, Tennessee, appointed Robert L. Echols, Substitute Trustee, in the place and stead of J. G. Palmer, 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 Thursday, April 20, 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 March 30, April 6 and 13, 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, Helene Poplar, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Robert L. Echols, Substitute Trustee, pursuant to the bid of Helene Poplar, acknowledges receipt of the sum of Twenty-Six Thousand Eight Hundred Thirteen and 30/100 Dollars ($26,813.30), 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:

Land in Davidson County, Tennessee being Lot No. 116 on the Plan of Haynes Park Section 4-A as of record in Book 4860, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 116 fronts 88 feet on the easterly side of Kingview Drive and runs back between lines, 120 feet on the northerly side and 128 feet on the southerly side, to a line at the rear on which it measures 74.41 feet thereon.

Being part of the same property conveyed to W. L. Bainbridge Company by deed from E. B. Smith, Jr., et als, of record in Book 4451, page 194, said Register's Office and being the same property conveyed to John B. Moody and wife, Ruby D. Moody by deed from W. L. Bainbridge Company of record in Book 5072, page 356, 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 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 20th day of April, 1978.

Robert L. Echols
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Helene A. Poplar, 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 20th day of April, 1978.

Helene A. Poplar
Notary Public

My Commission Expires: 10/18/81

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

APR 26 10 12 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

E.6 1.9 3.3

APR26[78]	CONV	26,813.30			
APR26[78]	S'TAX		B*	69.68	
APR26[78]	PR'FEE		B*	.50	
APR26[78]	W'DEED		B*	4.00	* 74.18