BOOK 5299 PAGE 71

FROM: ROBERT L. ECHOLS
SUBSTITUTE TRUSTEE

VA. NO. LH-249062-TN

TO: Commerce Union Bank
One Commerce Place
Nashville, Tennessee 37219

MORTGAGOR: Gary W. Mitchell and wife, Constance D. Mitchell

Address New Owner as follows: Commerce Union Bank
One Commerce Place
Nashville, Tennessee 37219

Send Tax Bills to: Same

Map-Parcel No. 72-6/188

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 $17,340.49.

Robert L. Echols
Affiant

Subscribed and sworn to before me, this the 13th day of June, 1978.

Mary Anne Baby
Notary Public

My Comm. Expires: 10-18-81

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated October 4, 1976, of record in Book 5075, page 502, Register's Office for Davidson County, Tennessee, Gary W. Mitchell and wife, Constance D. Mitchell 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 5282, page 120, 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 June 13, 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 May 18, 25, and June 1, 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 Seventeen Thousand Three Hundred Forty and 49/100 Dollars ($17,340.49), 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 part of Lot No. 21 on the Revised and Corrected Map of Casper Zopfi's Place, of record in Book 547, page 22, Register's Office for said County.

Said part of Lot No. 21 fronts 50 feet on the northerly margin of East Trinity Lane, formerly Countess Street, and extends back 141 feet on the westerly line and 141 feet on the easterly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Gary W. Mitchell and wife, Constance D. Mitchell by deed from John A. Marchetti, Josephine M. Carter, Gloria M. McAlister, Joseph Michael Keller, Sandra M. Click, Louis G. Marchetti, and Joseph G. Marchetti, the only heirs at law of Elizabeth Moss, of record in Book 5075, page 500, 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 13th day of June, 1978.

Robert L. Echols
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Anne Robb, 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 13th day of June, 1978.

Mary Anne Robb
Notary Public

My Commission Expires: 10-18-81

JUN 15 11 03 AM '78
DAVIDSON COUNTY, TENN.
REGISTER'S OFFICE
IDENTIF. REFERENCE

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JUN15'78	CONV	17,340.49			
JUN15'78	S'TAX		B*	44.98	
JUN15'78	PR'FEE		B*	.50	
JUN15'78	W'DEED		B*	4.00	* 49.48