I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 10,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

R V Ahles
Affiant

Subscribed and sworn to before me this the 11 day of Aug 1978

Notary Public
My Comm. Expires 12-2-80

DAVIDSON COUNTY, TN.

SEND TAX BILLS TO:

Commerce Union Bank

120 West Main Street

Lebanon, Tennessee 37087

MAP: 119-6 GR: ____, PAR: 102
Ser. 06DA or # 14123
IMPROVED: X, UNIMPROVED: ____

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this the 10th day of August, 1978, by and between R. V. Ahles, Substitute Trustee, Party of the First Part, and Commerce Union Bank, its successors and assigns, Party of the Second Part;

W I T N E S S E T H :

THAT WHEREAS, Annie Mai Jackson executed an installment deed on August 2, 1973, which said installment deed is of record in Book 4735, Page 27, Register's Office for Davidson County, Tennessee, securing the payment of a promissory note dated August 2, 1973, said note being fully described in said installment deed, and said note being due and payable in two hundred sixteen (216) monthly installments of Seventy Five Dollars and Twenty One Cents ($75.21) each; and

WHEREAS, under said installment deed, the property hereinafter described was conveyed to Andrew D. Tanner, Trustee; and

WHEREAS, Alberta Cook Ingram Corr, the lawful owner and holder of said note under said installment deed, made an assignment of said note and installment deed to Commerce Union Bank on April 28, 1978, and which assignment is shown of record in Book 5306, Page 430, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Andrew D. Tanner, Trustee, being unable to act as such Trustee, and the Commerce Union Bank, the legal owner and holder of the said promissory note, appointed R. V. Ahles, as Substitute Trustee, which appointment is of record in Book 5306 Page 432 Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness thereby secured being overdue and unpaid, and the holder of the said indebtedness having called upon the said Substitute Trustee to sell said property, as provided by said installment deed, the said Substitute Trustee, after due advertisement as required by law and the terms of the said installment deed offered said land for sale at the front door of the Court House for Davidson County, Tennessee, at Nashville, Tennessee, on the 27th day of July, 1978, at 12 O'Clock Noon, C.D.T., when and where Commerce Union Bank, Party of the Second Part, became the last and highest bidder at the price of Ten Thousand Dollars ($10,000.00); NOW, THEREFORE,

THE SAID R. V. AHLES, acting as Substitute Trustee, as aforesaid, in consideration of the premises and of the said sum of Ten Thousand Dollars ($10,000.00) to him in hand paid, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Commerce Union Bank, its successors and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, and State of Tennessee, and being more particularly bounded and described, as follows, to-wit:

> Being parts of Lots numbered 2,3,4,5, and 6 on the Map of William Coleman's Subdivision of a 2½ acre tract, as of record in Book 843, Page 32, Register's Office for Davidson County, Tennessee, which subdivision is likewise known as part of Lot number 1 of the Reuben Whitsitt Lands, as of record in Minute Book "J", Page 586, County Court Clerk's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof by Pete Meyer, Surveyor, dated May 18, 1946, as follows:

Beginning at a point in the East margin of Whitsitt Avenue, 295 feet South of a railroad iron set in the East margin of said avenue, at the North corner of Lot Number 9, on said plan; thence South 88° 30' East 184.5 feet to a point in the terminus of a strip of land shown in the North line of Lot number 6 on said plan; thence South 40° East 57.8 feet to a point which is 14.2 feet West of the corner of Lot number 6; thence South 76° 30' West 235.5 feet to an iron pin at the intersection of Joiner Avenue and Whitsitt Avenue; thence with the margin of Whitsitt Avenue, North 1° East 110 feet to the point of beginning.

Being the same tract or parcel of land conveyed to Annie Mai Jackson, unmarried, by deed of Amy V. Cook and Alberta Cook Ingram Corr, dated August 2, 1973, and of record in Book 4735, Page 27, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, said land and premises, together with all privileges and appurtenances thereunto belonging, to Commerce UnionBank, its successors and assigns, in as full and ample a manner as the said Substitute Trustee has power to convey the same.

IN TESTIMONY WHEREOF, said R. V. Ahles, acting as Substitute Trustee, as hereinabove stated, has hereunto set his signature the day and year first above written.

R. V. Ahles, Substitute Trustee

R. V. AHLES, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the withinnamed bargainor, R. V. Ahles, acting as Substitute Trustee, with whom I am personally acquainted, and who acknowledged to me the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Wilson County,

Tennessee, on this the 10th day of August, 1978.

My Commission Expires:

12-2-80

NOTARY PUBLIC

DEBBIE A. ROGERS NOTARY PUBLIC WILSON COUNTY, TN.

E82269

IDENTIF. REFERENCE

AUG 11 9 45 AM '78

FELIX ALLISON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 11 78	CONV	10,000.00			
AUG 11 78	S'TAX		B*	26.00	
AUG 11 78	PR'FEE		B*	.50	
AUG 11 78	W'DEED		B*	8.00	* 34.50