FROM: STEPHEN C. BAKER
TRUSTEE

TO: COMMERCE UNION BANK

MORTGAGOR: CECIL COOK & JACQUELINE H. COOK

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

Send Tax Bills to: same

Map-Parcel No. 105-10

Pat 182 JN

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 $70,000.00.

Ron N. Snedden
Affiant

Subscribed and sworn to before me, this the 30th day of Aug, 1978.

Notary Public

My Comm. Expires: 2-16-81

TRUSTEE'S DEED

WHEREAS, by deed of trust dated May 6, 1977, of record in Book 5146, page 106, Register's Office for Davidson County, Tennessee, Cecil Cook and Jacqueline H. Cook 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 12:15 p.m. on August 22, 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 July 20 and 27 and August 3, 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, Hal Bishop, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Trustee pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Seventy Thousand Dollars ($70,000.00), 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 part of a lot marked "Residence" on the Map of Douglas Place, as of record in Book 332, page 130, Register's Office for said County, and described according to a copy of a survey made by Hickerson-Miller, Engineers, dated May 26, 1959, as follows:

Beginning at an iron pin in the west margin of 8th Avenue South 156.8 feet north of the north margin of Douglas Avenue; thence South 67° 45' West 163.5 feet to an iron pin in the east margin of a proposed alley; said point being 156 feet north of the north margin of Douglas Avenue; thence along the east margin of said proposed alley, North 23° 30' West 272 feet to an iron pin; thence North 88° 50' East 207 feet to an iron pin in the west margin of 8th Avenue South; thence with the margin of said Avenue, southerly 131.6 feet around a slight curve to an iron pin; continuing with the margin of said Avenue, South 22° 15' East 68.4 feet to the point of beginning.

Being the same property conveyed to Cecil Cook and wife, Jacqueline H. Cook, by Deed from Texaco, Inc. of record in Book 5146, page 102, Register's Office for said County.

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 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 24th day of August, 1978.

Stephen C Baker, Trustee
Trustee
Stephen C. Baker

E86031

IDENTITY REFERENCE
AUG 30 3 32 PM '78
FEE Z. WEST REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty R. Powers, 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 24th day of August, 1978.

Betty R. Powers
Notary Public

NOTARY PUBLIC

My Commission Expires: 7-26-80

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| AUG30 78 | CONV | 70,000.00 | | | |
| AUG30 78 S'TAX | | | B* | 182.00 | |
| AUG30 78 PR'FEE | | | B* | .50 | |
| AUG30 78 | W'DEED | | B* | 4.00 | * 186.50 |