THIS INSTRUMENT PREPARED BY
RODNEY VICTOR AHLES
ATTORNEY AT LAW
LEBANON, TENNESSEE 37087

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I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 24,258.52, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

William O. Bradley
Affiant

Subscribed and sworn to before me this the 19 day of April 1979

Notary Public
My Commission Expires April 3, 1979

SEND TAX BILLS TO:

COMMERCE UNION BANK

120 West Main Street

Lebanon, Tennessee 37087

MAP: 136-6, GR: ____, PAR: 41-63793-2D

IMPROVED: X, UNIMPROVED: ____

TRUSTEE'S DEED

THIS DEED, made and entered into this the 16th day of October, 19-78, by and between R. V. Ahles, acting as Trustee, as hereinafter stated, Party of the First Part, of Wilson County, Tennessee, and Commerce Union Bank, Party of the Second Part, of Davidson County, Tennessee, with an office in Wilson County, Tennessee,

W I T N E S S E T H :

THAT WHEREAS, W. P. Tarkenton and wife, Carol Ann Tarkenton, executed to said R. V. Ahles, Trustee upon the lands hereinafter described a deed of trust dated the 11th day of June, 1976, and of record in Book 5035, Page 247, 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 Trustee to foreclose the said deed of trust, the said Trustee after due advertisement as required by law and the terms of the deed of trust offered said land for sale at the front door of the Court House for Davidson County, Tennessee, at Nashville, Tennessee, at 12:0'Clock Noon, Central Daylight Time, October 16,1978, when and

where Commerce Union Bank, Party of the Second Part, became the last and highest bidder at the price of Twelve Thousand Two Hundred Dollars ($12,200.00) cash, and the assumption of an indebtedness on a prior mortgage indebtedness to Fidelity Federal Savings and Loan Association of Nashville, of record in Book 4893, Page 184, Register's Office for Davidson County, Tennessee, said indebtedness being in the sum of Fifty One Thousand Eight Hundred Five Dollars and Thirty Two Cents ($51,805.32), plus any additional late fees for the date of this deed; NOW, THEREFORE,

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The said R. V. Ahles, acting as Trustee as aforesaid, in consideration of the premises and of the said sum of Twelve Thousand Two Hundred Dollars ($12,200.00), to him in hand paid, and of the assumption of the prior mortgage indebtedness to Fidelity Federal Savings and Loan Association of Nashville, of record in Book 4893, Page 184, Register's Office for Davidson County, Tennessee, said indebtedness being in the sum of Fifty One Thousand Eight Hundred Five Dollars and Thirty Two Cents ($51,805.32), plus any additional late fees for the date of this deed, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Commerce Union Bank, Party of the Second Part, its successors and assigns, the land sold as aforesaid, the same being situate and lying in the County of Davidson, State of Tennessee, and being more particularly bounded and described, as follows, to-wit:

> Being Lot NO. 244 on the Plan of Priest Lake Park, Section Five, of record in Book 4460, Pages 174-176, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot. Said Lot NO. 244 fronts 47.34 feet on the Northeast margin of Colony Point West and extends back 118.37 feet on the Southwest line and 148.40 feet on the Northeast line to a broken rear line which measures 110.97 feet and 104.0 feet thereon.
>
> Being the same property conveyed to Carol Ann Tarkenton by deed of Ronald E. Martin, et ux, dated April 8, 1976, and of record in Book

5033, Page910, Register's Office forDavidson County, Tennessee.

TO HAVE AND TO HOLD said lands and premises, together with all privileges and appurtenances thereunto belonging, to the said Commerce Union Bank, Party of the Second Part, its successors and assigns, in as full and ample a manner as the said Trustee has power to convey the same.

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

R. V. AHLES - TRUSTEE

E9541O

OCT 27 8 39 AM '78

CONV 06,005.32

S'TAX 156.00

PR'FEE .50

W'DEED 6.00 * 172.90

STATE OF TENNESSEE

COUNTY OF WILSON

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

Witness my hand and official seal at office in Wilson County, Tennessee, on this the 16th day of October, 1978.

My Commission Expires:

11-4-81

NOTARY PUBLIC

THOMAS C. MASSEY NOTARY PUBLIC WILSON