THIS INSTRUMENT PREPARED BY:
ROBERT F. SPANN, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COMMERCE UNION BANK	SAME	
(NAME:)	(NAME:)	105-10
800 Main Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	297
Nashville, Tenn. 37206		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5377 PAGE 146

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust, dated November 12, 1976, and recorded in Book 5098, Page 886, Register's Office for Davidson County, Tennessee, Bob Bell and wife, conveyed the above described property to Frank I. St. Charles, III, Trustee, to secure an indebtedness evidenced by a Note dated November 12, 1976; and

WHEREAS, the said Frank I. St. Charles, III, Trustee, was unable to act as such Trustee, and it was necessary for the appointment of a Substitute Trustee, which appointment was made under date of the 15th day of December, 1978; all of which is contained in an instrument designating Robert F. Spann, as Substitute Trustee, which is of record in Book 5375, Page 595, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said Note, and the lawful owner and holder thereof made demand on me as Substitute Trustee, to foreclose on said property; and

WHEREAS, I caused said property to be advertised in the Nashville Record, a newspaper published in Davidson County, Tennessee, all in accordance with the terms and conditions of said Deed of Trust Note, to sell said property at 12:00 Noon, Friday, December 15, 1978, at the main door of the Courthouse in Davidson County, Tennessee, for cash; and

WHEREAS, the highest bid received was in the amount of Thirty-six Thousand Two Hundred Fifty and 00/100 ($36,250.00) Dollars, cash, said offer and bid having been made by Commerce Union Bank;

NOW, THEREFORE, in consideration of said sum, I, Robert F. Spann, Substitute Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Commerce Union Bank, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to wit:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF Dec 19 78

Deputy Register

LAND in Davidson County, Tennessee, being Lots numbered one (1) and two (2) on the Map of the subdivision of Blocks numbered one (1) to eight (8), both inclusive, in Yarbrough's Subdivision of Woodland, of record in Book 57, Page 155, Register's Office for Davidson County, Tennessee, described according to a copy of a survey thereof made by William Collier Parrish Associates, Civil Engineers, dated August 12, 1959, as follows:

Beginning at an iron stake at the intersection of the southerly margin of Benton Avenue and the easterly margin of Eighth Avenue South; thence with the southerly margin of Benton Avenue south 84 42' east 168.2 feet to an iron stake on the westerly margin of a public alley; thence with the margin of said alley south 17 04' east 86.5 feet to an iron stake on the southerly margin of the aforesaid Lot two (2); thence along the margin of Eighth Avenue, South; thence along the margin of Eighth Avenue, South, north 17 10' west 150.45 feet to the point of beginning: the described premises being subject to a right of way easement for sidewalk purposes to the City of Nashville, said easement dated June 13, 1960, and of record in Book 3096, Page 526, in the said County Register's Office.

Being the same property conveyed to Bob Bell and wife, Claudia C. Bell, by Installment Deed from Joseph H. Mangum and Paul Byrd, Jr., of record in Book 4984, Page 587, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Commerce Union Bank, their heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee, but no further or otherwise.

Witness my hand this 20 day of December, 1978.

SUBSTITUTE TRUSTEE

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TENN.
Dec 20 9 37 AM '78
IDENTIF. REFERENCE

F.0.6089

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 20th day of December, 1978.

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 2/3/79.

EC20	CONV	36,250.00			
EC20	S'TAX		B*	94.12	
EC20	PR'FEE		B*	.50	
EC20	W'DEED		B*	4.00	* 98.62