FROM: WILLIAM N. DEARBORN
TRUSTEE
TO: COMMERCE UNION BANK

MORTGAGOR: Zoltan J. Bokor and wife, Ila F. Bokor

Address New Owner as follows: Commerce Union Bank
One Commerce Place
Nashville, Tennessee 37239

Send Tax Bills to: Same

Map-Parcel No.

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 $21,600.00.

Joseph M. Watts
Affiant

Subscribed and sworn to before me, this the 29 day of December, 1978.

Patricia Y. Mc[illegible]
Notary Public

My Comm. Expires: 9-1-80

NOTARY PUBLIC DAVIDSON COUNTY

TRUSTEE'S DEED

WHEREAS, by deed of trust dated September 21, 1976 , of record in Book 5070, page 940, Register's Office for Davidson County, Tennessee, Zoltan J. Bokor and wife, Ila F. Bokor conveyed to William N. Dearborn, 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 William N. Dearborn, 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 William N. Dearborn, 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 Wednesday, December 20, 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 November 23, 30, and December 7, 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, Joseph M. Watts, was the highest and best bidder;

NOW, THEREFORE, the undersigned, William N. Dearborn, Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Twenty-One Thousand Six Hundred and no/100 Dollars ($21,600.00), 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 Lot No. 33 on the Re-Subdivision of Lot No. 33 and the Reserved Parcel A of Bokor Heights, Section 4, of record in Book 4660, page 153, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Said Lot No. 33 commences at a point on the southerly margin of East Hillview Drive, the common front corner of Lots Nos. 33 and 37; thence South 42° 26' 25" East 225.20 feet to a point; thence South 89° 57' 26" East, 182.74 feet to a point; thence South 2° 45' West, 285.0 feet to a point; thence North 87° 59' West, 210.0 feet to a point; thence North 44° 22' 40" West, 303.89 feet to a point; thence North 87° 53' West 60.0 feet to a point in the easterly margin of Hillview Drive; thence with said margin of Hillview Drive with a curve to the left having a radius of 222.0 feet, 80.0 feet to a point; thence North 18° 32' West, 22.0 feet to a point, the beginning of a curve to the right; thence around said curve in a northeasterly direction, said curve having a radius of 25 feet, 39.27 feet to a point in the southerly margin of East Hillview Drive; thence with said margin of East Hillview Drive, 191.06 feet to the point of beginning.

Being a part of the property conveyed to Zoltan J. Bokor by deed from H. Fred Ford, Trustee, of record in Book 4389, Page 465, and by deed from Harold Seligman and wife, of record in Book 4413, Page 838, both in the 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 William N. Dearborn, 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 William N. Dearborn, Trustee, has executed this instrument on this the 22nd day of December, 1978.

William N. Dearborn, Trustee
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public in and for said State and County, the within named William N. Dearborn, 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 22nd day of December, 1978.

[illegible]
Notary Public

7-26-80

F.O.7.3 1.3

IDENTIF. REFERENCE

DEC 29 10 43 AM '78

REGISTER DAVIDSON COUNTY, TENN.

DEC29[illegible]	CONV	21,600.00		
DEC29[illegible] S'TAX			56.1[illegible]	
DEC29[illegible] PR'FEE			.50	
DEC29[illegible]	W'DEED		4.00	* 60.66