This instrument prepared by:
Jack F. King, Jr.
TRABUE, STURDIVANT & DeWITT
26th Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5388 PAGE 380

STATE OF
CITY OF

The actual consideration or value whichever is greater for this transfer is $89,500.00.

J. C. Brock Chapman

Subscribed and sworn to before me this 22 day of Jan., 1979.

Notary Public
My Commission Expires: 2-16-81

SUBSTITUTE TRUSTEE'S DEED

Address New Owner as Follows

Commerce Union Bank
One Commerce Place
Nashville, Tennessee 37239

Send Tax Bills To:

Same

Map & Parcel
43-13
254

WHEREAS, on November 11, 1976, Elwin C. Lanz and wife, Adina J. Lanz executed a certain deed of trust to L. W. Richardson and J. M. Wiltshire, Jr., Trustees of record in Book 5086, page 817, Register's Office for Davidson County, Tennessee, by which they conveyed the title to the property herein described to L. W. Richardson and J. M. Wiltshire, Jr. Trustees, to secure the payment of a certain note and interest thereon, upon said property and improvements; and

WHEREAS, the undersigned was duly appointed Substitute Trustee pursuant to the authority contained in said deed of trust by the owner and holder of the indebtedness secured thereby, by instrument of record in Book 5375, page 695, said Register's Office: and

WHEREAS, default was made in the payment of said note and interest, and the entire endebtedness having been declared due and payable, said property was duly advertised for sale by the undersigned Philip J. Bagley, III, Substitute Trustee, in accordance with the provisions of said deed of trust, and on Thursday, January 18, 1979, at the time and place stated in said advertisement, said property was offered for sale at public auction, and the same was bid in and purchased by Commerce Union Bank, Nashville, Tennessee for the sum of Eighty-Nine Thousand Five Hundred and No/100 dollars ($89,500.00), that being the highest and best bid;

NOW, THEREFORE, for and in consideration of the premises, and in consideration of Eighty-Nine Thousand Five Hundred and No/100 Dollars ($89,500.00) receipt of which is hereby acknowledged. I, Philip J. Bagley, III, Substitute Trustee, by virtue of the power and authority vested in me by said deed of trust, have bargained and sold and do by these presents transfer and convey unto Commerce Union Bank, Nashville, Tennessee, the Grantee, its successors and assigns, all of the right title and interest vested in me by said deed of trust in the following described property in Davidson County, Tennessee:

A tract or parcel of land in Davidson County, Tennessee, being Lot No. 78 and Lot No. 79 on the Plan of the Madison Realty Company's Subdivision of record in Book 547, Page 164, Register's Office for Davidson County. Said lots together are more particularly described as follows:

Beginning at a point in the northerly margin of Harris Street, said point being 255 feet more or less from the intersection of Harris Street and Gallatin Road and also being the southwest corner of Lot 79 and the southeast corner of Lot 80 as shown on the Plan of the Madison Realty Company's Subdivision. Thence, leaving the northerly margin of Harris Street, North 04° 59' 49" East 134.04 feet to an iron pin, being the northwest corner of Lot 79 and the northeast corner of Lot 80 of said Plan; thence, South 84° 10' 28" East 150.00 feet to an iron pin, being the northeast corner of Lot 78 and the northwest corner of Lot 77 on said Plan; thence, South 05° 01' 34" West 126.98 feet to an iron pin in the northerly margin of Harris Street, being the southeast corner of Lot 78 and the southwest corner of Lot 77 on said Plan; thence, along the northerly margin of said street North 86° 52' 21" West 150.00 feet to the point of beginning.

Being the same property conveyed to Elwin C. Lanz by deed from Cyrus E. Kendall and Esther C. Kendall of record in Book 5086, Page 815, Register's Office for Davidson County, Tennessee and also, being the same property conveyed to E. Roque Fajardo and Carol Waldon by installment deed from Elwin C. Lanz of record in Book 5141, Page 231, Register's Office for said County.

This sale was held and this conveyance is made subject to the liens of restrictive covenants, easements and set-back lines affecting the property herein described and of record in the Register's Office for the aforesaid County; and likewise to the lien of taxes for the year 1978.

TO HAVE AND HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever. And I do hereby transfer and assign unto said Grantee, its successors and assigns, all of the rights and benefits of the covenants and warranties contained in said deed of trust in as full and ample a manner as under it I can or should do, but I convey and assign as Substitute Trustee, and not otherwise.

WITNESS my hand this 19th day of January, 1979.

Philip J. Bagley, III
Substitute Trustee

STATE OF VIRGINIA
CITY OF Richmond

Personally appeared before me, Gloria G. Vassar, a Notary Public in and for said County and State, the within named Philip J. Bagley, III, Substitute 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 Richmond, Virginia this 19th day of January, 1979.

Gloria G. Vassar
Notary Public

My Commission Expires: March 16, 1979

GLORIA G. VASSAR NOTARY PUBLIC RICHMOND, VA.

F.I.0.9.8.6.
mail
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IDENTIF. REFERENCE
JAN 24 8 41 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN24 79	CONV	89,500.00		
JAN24 79	S'TAX		B* 232.70	
JAN24 79	PR'FEE		B* .50	
JAN24 79	W'DEED		B* 6.00	* 239.20