BOOK 5435 PAGE 104

2554

New Owner:

COMMERCE UNION BANK
One Commerce Place
Nashville, Tennessee 37239

Mail tax bills:
SAME

Map # 119-1
Parcel # 454
a.e.

05/14 84 *20-

CHECK

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 27th day of January, 1978, Robert P. Selby and wife, Betty M. Selby, conveyed the property herein described to Stephen C. Baker, Trustee, in a Deed of Trust of record in Book 5248, pages 79 and 80, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Stephen C. Baker was unable to serve, the lawful owner and holder of said note appointed Al Babich as Substitute Trustee by written instrument recorded in Book 5414, page 983, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said conveyee joined in said Deed and conveyed a property to Stephen C. Baker, Trustee, for the purpose of securing the note described in said Deed; and,

WHEREAS, default was made in the payment of said note, and the owner and holder of said note instructed the said Al Babich, Substitute Trustee, to institute foreclosure proceedings as provided for in said Deed; and,

WHEREAS, the said Al Babich, Substitute Trustee, did advertise in accordance with the provisions of said Deed, to sell said property at the south door of the Courthouse in Davidson County, Tennessee, on Thursday, May 10, 1979 at 12:00 Noon; and,

WHEREAS, at the time and place as named in said advertisement, the said Al Babich, Substitute Trustee, offered the property herein described for sale, to the highest bidder for cash and the best bid received was that of Commerce Union Bank in the amount of Thirty Thousand ($30,000.00) Dollars; and,

NOW, THEREFORE, I, Al Babich, Substitute Trustee, in pursuance of the power and authority contained in said Deed, and in consideration of Thirty Thousand ($30,000.00) Dollars credited and applied as a payment on the note secured by the aforementioned Deed of Trust, do by these presents, sell, transfer and convey unto the Commerce Union Bank, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 12 on the Map of Overhill City and W. H. Fox Subdivision of Block Nos. 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 67 feet on the northerly side of Peachtree Street and extends back between parallel lines, with the westerly margin of Burbank Avenue, 150 feet to an alley.

Being the same property conveyed to Robert P. Selby and wife, Betty M. Selby by deed from Willis R. Plunk and wife, Christine Plunk, of record in Book 5248, page 77, Register's Office for Davidson County, Tennessee.

Said sale was made subject to all restrictions of records, all unpaid taxes and any other prior mortgages and liens of record.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said Commerce Union Bank, its successors and assigns, forever. I make this conveyance in pursuance to the powers vested in me as Substitute Trustee, transferring to said Commerce Union Bank, its successors and assigns, forever, the benefit of all warranties as made to me in said Deed, but no further or otherwise.

Executed at Nashville, Tennessee, this 14 day of May, 1979.

AL BABICH, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Al Babich, 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 Nashville, Tennessee, this the 14 day of May, 1979.

Linda Stewart
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-28-80

BOOK 5435 PAGE 106

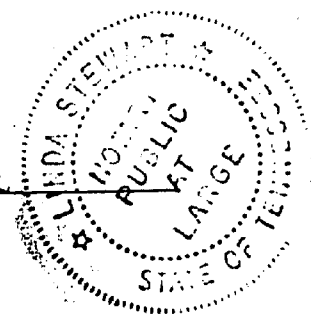
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $30,000.00.

AFFIANT

Subscribed and sworn to before me this 14 day of May, 1979.

Linda Stewart
NOTARY PUBLIC



My Commission Expires: 4-28-80

This instrument prepared by:
Herman O. Loewenstein, Attorney
1200 Third National Bank Bldg.
Nashville, Tennessee 37219

mcl

F 2 9 1 4 1

IDENTIF. REFERENCE

MAY 14 11 54 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5435 PAGE 107

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			30000.00-	CO
			78.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	84.50-
			2564A05/14/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 2914

IDENTIF. REFERENCE

MAY 14 11 54 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 683710