BOOK 5450 PAGE 211

FROM: STEPHEN C. BAKER
SUBSTITUTE TRUSTEE

TO: MORTGAGOR: RONALD E. THOMAS AND WANDA SUE THOMAS

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

Send Tax Bills to: same

Map-Parcel No. 60-4 par. 68 RE

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 $ 42,400.00.

B. Don Ewing
Affiant

Subscribed and sworn to before me, this the 13th day of June, 1979.

Joan E. DeBerry
Notary Public

My Comm. Expires: 4/17/83

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated March 8, 1977, of record in Book 5122, page 924, Register's Office for Davidson County, Tennessee, Ronald E. Thomas and wife, Wanda Sue Thomas conveyed to Joseph G. Marchetti, 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 lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 5379, page 83, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Joseph G. Marchetti, Trustee; and,

WHEREAS, the owner and holder of the said indebtedness directed the said Stephen C. Baker, Substitute 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 Stephen C. Baker, Substitute 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 noon, on June 4, 1979, 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 May 10, 17 and 24, 1979; 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, John Adams, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Commerce Union Bank,

acknowledges receipt of the sum of Thirteen Thousand Two Hundred Dollars ($13,200.00), 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:

TRACT NO. I: A certain land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Oak Park Subdivision, Section One, as of record in Book 3600, page 84, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of Oak Ridge Drive at the corner of Lots Nos. 68 and 97; thence with the line between said lots westwardly 137.74 feet to a point at the common corners of Lots 68, 96, and 97; thence with the line between Lots No. 96 and 97, northwardly 119.88 feet to a point in the southerly margin of Oak Park Drive; thence with said margin of said Drive eastwardly 125.0 feet to a concrete monument; at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southeastwardly 39.27 feet to a concrete monument in the westerly margin of Oak Ridge Drive; thence with said margin of said Drive, southwardly 89.62 feet to the point of beginning.

Being the same property conveyed to Ronald E. Thomas and wife, Wanda Sue Thomas by Deed from Commerce Union Bank of record in Book 5122, page 917, 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 Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto Commerce Union Bank, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 4th day of June, 1979.

Stephen C Baker
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty R Powers, a Notary Public in and for said State and County, the within named STEPHEN C. BAKER, 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 office in Nashville Tennessee, this 4th day of June, 1979.

Betty R Powers
Notary Public

BETTY R. POWERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 7-26-80

F 34673

IDENTIF. REFERENCE

JUN 14 4 16 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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

BOOK 5450 PAGE 213

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
			42400.00- CO	
			110.24 CO TX	
			.50 PRFE	
			4.00 WDED	
			CHECK 114.74-	
9630A06/14/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 34673

IDENTIF. REFERENCE

JUN 14 4 16 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 690560