Prepared By: Michael Noel
421 Charlotte Avenue
Nashville, Tn 37219

MAP - PARCEL: 34-9/Parcel 7

NAME & ADDRESS OF NEW OWNERS:

COMMERCE UNION BANK
109 Ninth Avenue, North
Nashville, TN 37203

SEND TAX STATEMENTS TO:

HOME FEDERAL SAVINGS & LOAN
Life & Casualty Tower
Nashville, TN 37219

TAX PARCEL NO.: GO-05036

BOOK 5592 PAGE 989

TRUSTEE'S DEED

April 11, 1980

WHEREAS, Thomas E. Johnson, and wife, Jolene G. Johnson, by deed of trust recorded in Book 5089, Page 898, Register's Office for Davidson County, Tennessee, conveyed to Stephen C. Baker, Trustee, with power to sell upon default in the payment of the indebtedness therein secured certain land hereinafter described; and,

WHEREAS, by an instrument dated February 6, 1980, and of record in Book 5565, page 135, Register's Office for Davidson County, Tennessee, MICHAEL NOEL was named as Substitute Trustee in said deed of trust and vested with all powers and duties conferred upon the original trustee; and

WHEREAS, default in the payment of the indebtedness therein secured was made, and Commerce Union Bank, being the lawful owner and holder of said debt, which was evidenced by note, demanded that the property be advertised and sold in satisfaction of said indebtedness, consistent with the power and duties imposed upon said Trustee and his successors in said deed of trust; and,

WHEREAS, I, MICHAEL NOEL, SUBSTITUTE TRUSTEE, caused said property to be duly advertised by notice published once each week for three consecutive weeks and continuing for a period of twenty (20) days following publication of first notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on April 10, 1980, at 12:00 o'clock P.M., said property hereinafter described would be sold to the highest bidder at public auction for cash, and free from the equity of redemption, homestead and dower, all of which was expressly waived in said deed of trust; and,

WHEREAS, at the time and place stated on said terms I offered said property for sale at public outcry and sold said property to COMMERCE UNION BANK, (hereinafter referred to as "GRANTEE"), for its said bid of Eighteen Thousand and NO/100 Dollars ($18,000.00), being the highest and best bid offered.

NOW, THEREFORE, in consideration of the premises and in exercise of the powers and duties vested in me by said deed of trust, and in consideration of the sum of Eighteen Thousand and NO/100 Dollars ($18,000.00) cash in hand paid, which amount was duly credited on the note herein referred to, the bidder being the owner and holder of said note, I, MICHAEL NOEL, SUBSTITUTE TRUSTEE, as aforesaid, have bargained and sold and by these presents do transfer and convey unto said GRANTEE, its successors and assigns, all of the right, title and interest vested in me by said deed of trust in the property therein described, which said property is situated in Davidson County, Tennessee, and described as follows:

Being part of Lot No. 27 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for said County, more particularly described according to a survey thereof made June 4, 1952 by N.G. Jenkins, Surveyor, as follows:

Beginning at a point on the westerly margin of Monticello Drive at the common corner of Lot Nos. 27 and 29; thence in a westerly direction along the line between said two lots 263 feet to a point; thence in a southerly direction 176 feet to the northwest corner of a tract conveyed to William T. Sanders and wife, by deed of record in Book 1912, page 495,

4641 04/22 139.10- CHECK

said Register's Office; thence in an easterly direction 305 feet to the westerly margin of Monticello Drive; thence in a northerly direction along the westerly margin of Monticello Drive, 175-1/2 feet, more or less, to the point of beginning.
Being the same property conveyed to Thomas E. Johnson and wife, Jolene G. Johnson, by deed from Carolyn Lewis Sanders Thompson Bradley, of record in Book 4819, page 797, Register's Office for said County.

BOOK 5592 PAGE 990

This is improved property known as 1500 Monticello Avenue, Madison, Tennessee 37115.

Said real property is sold subject to all unpaid taxes which are a lien on the said property on the date of sale, and to all other restrictions, easements and encumbrances, which are of record or may affect title to said property.

TO HAVE AND HOLD said property with the appurtenances estate, title and interest thereto belonging to the 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 in said deed of trust contained in as full and ample a manner as under it I can or should do, but I convey and assign as Substitite Trustee, and not otherwise.

WITNESS my hand this 11TH day of April, 1980.

F.85925

IDENTIF. REFERENCE

APR 22 8 25 AM '80

REGISTER DAVIDSON COUNTY, TENN.

Michael Noel, Substitute Trustee

MICHAEL NOEL, SUBSTITUTE TRUSTEE.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Winnie L. Short, a Notary Public in and for said State and County, the within named MICHAEL NOEL, 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 11 day of April, 1980.

Winnie L. Short

Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

MY COMMISSION EXPIRES:
7-17-83.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $5,000.00.

C. A. Bountus Jr.

AFFIANT

Sworn to and subscribed before me this 11 day of April 1980.

Winnie L. Short

Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

MY COMMISSION EXPIRES:
7-17-83.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5592 PAGE 991

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			510[illegible].00-	CO
			132.60	CO TX
			.50	PRFEE
			6.00	WDELD
			CHECK	139.10-
4641	A04/27/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 85925

IDENTIF. REFERENCE

APR 22 8 25 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 753501