This instrument prepared by: Robert W. Sturdivant
26th Floor, L & C Tower
Nashville, Tennessee 37219

NAME & ADDRESS OF NEW OWNER:

Commerce Union Bank
One Commerce Place
Nashville, TN 37239

SEND TAX STATEMENTS TO:

Commerce Union Bank
One Commerce Place
Nashville, TN 37239

TAX PARCEL NO. [illegible]
102-201-202

BOOK 5600 PAGE 584

TRUSTEE'S DEED

WHEREAS, Roswell W. Nourse and wife, Edna V. Nourse, by deed of trust recorded in Book 4345, page 444, Register's Office for Davidson County, Tennessee, conveyed to J. M. Grissim, Trustee, with power to sell upon default in the payment of the indebtedness therein secured certain land hereinafter described; and,

WHEREAS, default in the payment of the indebtedness therein secured was made, and M. S. Poteat, 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, ROBERT W. STURDIVANT, SUBSTITUTE TRUSTEE, caused said property to be duly advertised by Notice published once each week for three (3) consecutive weeks and continuing for a period of twenty-one (21) days following publication of first notice in THE NASHVILLE RECORD, a newspaper published in Davidson County, Tennessee, such being the county specified in said deed of trust, stating that at 11:00 a.m. on May 1, 1980, at the south door of the Courthouse, at Nashville, Davidson County, Tennessee, 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, being the place designated in said deed of trust, 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 NINETY THOUSAND DOLLARS ($90,000.00), 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 NINETY THOUSAND DOLLARS ($90,000.00), I, ROBERT W. STURDIVANT, 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:

Land in Davidson County, Tennessee, being Lots 2 and 3 on the Plan of Blackman's Commercial Development, as of record in Book 3842, page 164, Register's Office for said County, and described together as follows:

Beginning at a point in the easterly margin of Buena Vista Pike, at a monument at the southwest corner of Lot 3; thence with the margin of said Pike, northerly 186.46 feet to the corner of Lots 1 and 2; thence with the line between said lots, easterly 193.8 feet to a point; thence along the rear line of Lots 2 and 3, South 29 deg. 56' east 289.1 feet to the southeast corner of Lot 3; thence along the line of Lot 3, South 66 deg. 53' West 118.5 feet to a monument in the Cumberland Sertoma Club property; thence along said

Club's easterly line, North 37 deg. 43' West 103 feet to a monument; thence along the northerly line South 66 deg. 06' West 94.6 feet to the point of beginning.

Being the same property conveyed by Roswell W. Nourse and wife, Edna V. Nourse to J. M. Grissim, Trustee, of record in Book 4345, page 444, Register's Office for Davidson County, Tennessee

This is improved property fronting Buena Vista Pike, Nashville, Tennessee.

This conveyance is made subject to any and all unpaid taxes that may be a lien against the property and subject to any redemption rights of the United States of America.

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 Substitute Trustee, and not otherwise.

WITNESS my hand this 1st day of May, 1980.

ROBERT W. STURDIVANT, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon C Cook, a Notary Public in and for said State and County, the within named ROBERT W. STURDIVANT, 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 1st day of May, 1980.

Sharon C Cook
NOTARY PUBLIC

My Commission Expires: July 22 1981

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 $90,000.00

F88841

IDENTIFICATION REFERENCE

MAY 12 8 59 AM '80

REGISTER DAVIDSON COUNTY, TENN.

RUSH

W. Arlin Harris Jr.
AFFIANT

Sworn to and subscribed before me this 2nd day of May, 1980.

NOTARY PUBLIC

My Commission Expires: 10-18-8

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5600 PAGE 586

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
			DOCF .50- CO	
			834.00 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	840.50-
			8323A09/12/80 BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 88841

IDENTIFICATION REFERENCE

MAY 12 8 59 AM '80

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

No. 757039