ADDRESS NEW OWNER:

COMMERCE UNION BANK OF
NASHVILLE, TENNESSEE
Special Assets Dept.
ONE Commerce Place
Nashville, TN 37219

SEND TAX NOTICES TO:

SAME

THIS INSTRUMENT PREPARED BY:

WILLIAM D. CASTLEMAN, ATTY.
219 Second Avenue, North
Nashville, TN 37219

BOOK 5618 PAGE 320

Field Book No. 10D-10778
11-15A--2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $26,176.09.

Affiant

Subscribed and sworn to before me, this 24th day of June, 1980.

Notary Public

My Comm. Expires: 10-19-81

HSNB
IDENTIF. REFERENCE
JUN 27 2 09 PM '80
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

F.9.5.3.2.4

T R U S T E E ' S D E E D

WHEREAS, default was made in the terms, conditions and payments made and provided for in a Deed of Trust dated July 5, 1977, executed by Ken Laxton and wife, Faye Laxton, to William D. Castleman, Trustee, of record in Book 5168, Page 178, Register's Office for Davidson County, Tennessee, and the entire indebtedness was declared due and payable, and payment not having been made as demanded and said Trustee having been requested so to do by the lawful owner and holder of the indebtedness secured by said Deed of Trust, I, William D. Castleman, Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, by three weekly publications appearing in THE NASHVILLE RECORD on June 5, June 12, and June 19, 1980, advertising that said real estate would be sold at 12:00 o'clock, Noon, June 26, 1980, at the South door of the Courthouse of Davidson County, Tennessee, in Nashville, to the highest bidder for cash, free from all equities of redemption, homestead and dower and all other exemptions of every kind and nature, all of which were expressly waived in said Deed of Trust, but subject to any and all taxes which might be a lien upon said real estate; and at the time and place stated in said advertisement, I, William D. Castleman, Trustee, personally appeared and offered said property for sale at public outcry, and the highest, best and last bid received was the sum of ----- TWENTY SIX THOUSAND, ONE HUNDRED SEVENTY SIX AND 09/100----- ($26,176.09)----------Dollars, by COMMERCE UNION BANK of Nashville, Tennessee, to whom said property was sold.

NOW THEREFORE, in consideration of the premises and the sum of $26,176.09 paid by the said Commerce Union Bank of Nashville, Tennessee, by crediting said sum against the indebtedness secured by said Deed of Trust. Therefore, I, William D. Castleman, Trustee, have this date bargained and sold, and by these presents do transfer and convey to COMMERCE UNION BANK of Nashville, Tennessee, its successors and assigns, a certain tract or parcel of land situated in Nashville, Davidson County, Tennessee, described as follows, to wit:

BEING Building Site No. 2 on the Plan of Lakewood Farms as shown in Plan prepared by Ragan-Smith &

Associates, Inc., dated April 9, 1976, of record in Book 4860, Page 102, Register's Office for said County, together with a one-eighth (1/8) undivided interest in the common elements applicable to each unit, and described as follows:

BEGINNING at a point, said point being the southwest corner of the herein described land; thence, North 23° 02' East 434.6 feet to a point; thence, North 12° 48' East 225.6 feet to a point; thence North 08° 58' West 384.7 feet to a point; thence, 26° 34' West 313.0 feet to a point; said point being the northwest corner of the herein described land; thence, North 68° 56' East 335.4 feet to a point, said point being the northeast corner of the herein described land; thence, South 17° 44' East 254.3 feet to a point; thence, South 25° 01' East 379.0 feet to a point; thence, South 66° 18' West 186.5 feet to a point; thence, South 14° 45' East 196.5 feet to a point; thence, South 05° 54' West 583.1 feet to a point, said point being the southeast corner of the herein described land; thence, North 85° 36' West, 391.2 feet to the point of beginning.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; Right of way easement in Deed Book 492, Page 459, as transferred in Book 504, Page 481 and also in Book 5019, Page 188; Right of Way easement in Book 535, Page 470; a permanent and perpetual right-of-way; and taxes for the current year.

The premises herein is a condominium subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Lakewood Farms Dondominiums of record in Book 5031, Page 812, said Register's Office, and the By-Laws of Lakewood Farms Condominiums of record in Book 5031, Page 819, Register's Office for Davidson County, Tennessee.

This is improved property at Site #2, Lakewood Farms, Goodlettsville, Tenn. 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the estate, appurtenances, title and interest thereto belonging to Commerce Union Bank of Nashville, Tennessee, its successors and assigns forever.

And I do covenant with the said Commerce Union Bank of Nashville, Tennessee that I am lawfully seized and possessed of said real estate as Trustee only, and by terms of the above mentioned Deed of Trust have a good right to sell and convey the same,

subject to all unpaid taxes, and the first mortgage in favor of Fidelity Federal Savings & Loan Association, of record in Book 5084, Page 835, Register's Office for Davidson County, Tennessee .

I, WILLIAM D. CASTLEMAN, TRUSTEE, under and pursuant to said Deed of Trust of record in Book 5168, Page 178, Register's Office for Davidson County, Tennessee, do hereby transfer, assign and convey unto said COMMERCE UNION BANK OF NASHVILLE, TENNESSEE, its successors and assigns, all right, title and interest in and to said land vested in me, and which I have a right to transfer and convey, in as full and ample manner as I, as Trustee, under said Deed of Trust can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand at Nashville, Tennessee, this the 26th day of June, 1980.

William D. Castleman, Trustee
WILLIAM D. CASTLEMAN, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named WILLIAM D. CASTLEMAN, TRUSTEE, the bargainor, with whom I am persona-ly acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

Witness my hand and official seal of office at Nashville, Tennessee, this the 26th day of June, 1980.

Kathy O. Jones Bryant
NOTARY PUBLIC

My commission expires: 10-18-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5618 PAGE 323

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
			26176.09- CO	
			68.12 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 77.62-	
6690A06/27/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.9.5.3.2.4

T
IDENTIF. REFERENCE

JUN 27 2 09 PM '80

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

No. 765080