BOOK 5637 PAGE 980

FROM: WILLIAM C. ARGABRITE
SUBSTITUTE TRUSTEE

TO: COMMERCE UNION BANK
One Commerce Place
Nashville, Tennessee

MORTGAGOR:

136-I 54 etc

Address New Owner as follows:
Commerce Union Bank
Special Assets Division
8th Floor
One Commerce Place
Nashville, Tennessee 37238

Send Tax Bills to: Same

Map-Parcel No.

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239 Full

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 1980.

Notary Public

My Comm. Expires: 4-22-84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated September 21, 1977, of record in Book 5212, page 805, Register's Office for Davidson County, Tennessee, James O. Oatsvall, Sr. and wife, Doris G. Oatsvall conveyed to Stephen C. Baker, 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 5623, page 519, Register's Office for Davidson County, Tennessee, appointed William C. Argabrite, Substitute Trustee, in the place and stead of Stephen C. Baker, Trustee; and,

WHEREAS, the owner and holder of the said indebtedness directed the said William C. Argabrite, 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 William C. Argabrite, 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 o'clock, Noon, on August 14, 1980, 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 July 17, 24 and 31, 1980; 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, was the highest and best bidder;

NOW, THEREFORE, the undersigned, William C. Argabrite, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Sixty Thousand and No/100 Dollars ($60,000.00), 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:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Priest Lake Park Section 2, of record in Book 4175, page 56, 57, 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 95 feet on the southerly side of Timber Ridge Drive and runs back between lines 133.9 feet on the westerly line and 132.13 feet on the easterly line to a line at the rear measuring 94.98 feet thereon.

Being the same property conveyed to James O. Oatsvall and wife, Doris Oatsvall by deed from Jerry T. Pace and wife, Jean L. Pace, of record in Book 4923, page 217, 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 William C. Argabrite, 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 William C. Argabrite, Substitute Trustee, has executed this instrument on this the 15 day of August, 1980

William C. Argabrite
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynda Green Donohue, a Notary Public in and for said State and County, the within named William C. Argabrite, 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 15th day of August, 1980.

Lynda Green Donohue
Notary Public

My Commission Expires: 4-22-84

GREEN DONOHUE NOTARY PUBLIC DAVIDSON COUNTY

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
Aug 15 3 09 PM '80

IDENTIF. REFERENCE

G.O.2.7.1.0

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			60000.00- CO	
			156.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 162.50-	
			6004A08/15/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

602710

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IDENTIF. REFERENCE

AUG 15 3 09 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 774069