THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING
One Commerce Place
Suite 1200
Nashville, Tennessee 37239
(615) 259-3560

FROM: WILLIAM C. ARGABRITE
SUBSTITUTE TRUSTEE

TO: Commerce Union Bank
One Commerce Place
Nashville, Tennessee 37219

MORTGAGOR:

BOOK 5654 PAGE 12

Address New Owner as follows: Commerce Union Bank, One Commerce Place, Nashville, Tennessee 37219

Send Tax Bills to: Same

Map-Parcel No. 93-4 72

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

William C. Argabrite
Affiant

Subscribed and sworn to before me, this the 14th day of September ____, 1980.

Notary Public

My Comm. Expires: 4-[illegible]-81

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated December 31, 1979, of record in Book 5551, page 107, Register's Office for Davidson County, Tennessee, Clarence A. Wright and wife, Wilma J. Wright conveyed to James L. Robinson, 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 5634, page 597, Register's Office for Davidson County, Tennessee, appointed William C. Argabrite, Substitute Trustee, in the place and stead of James L. Robinson, 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 September 12, 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 August 21, August 28, and September 4, 1980, and in the Lebanon Democrat a newspaper of general circulation in Wilson County, Tennessee on August 21, September 4 and September 11, 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, James L. Robinson, was the highest and best bidder;

3682

NOW, THEREFORE, the undersigned, William C. Argabrite, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Twenty-Four Thousand and no/100 Dollars ($24,000.00), 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:

A tract of land in Davidson County, Tennessee, lying on the westerly side of Earhart Road and bordering the northerly right-of-way line of United States Interstate Highway I-40 and being more particularly described by a survey dated May 19, 1978, by Barry Greer & Associates, as follows:

Said Tract of land begins at a Tennessee Highway Department monument on the westerly side of Earhart Road at its intersection with the northerly right-of-way line of I-40, thence with the right-of-way line of I-40 as acquired in Book 3285, page 421, Register's Office for Davidson County, Tennessee, and with a fence, S 86 degrees 13' west 1634.3 feet to a Tennessee Highway Department monument on the northerly margin of said Interstate Highway right-of-way, thence leaving the same with a fence N 3 degrees 35' east 293.1 feet to a corner post in a fence; thence with a fence N 89 degrees 57' east 893.3 feet to a point in said fence; thence running to the north of and outside of said old fence line, S 88 degrees 57' east 719 feet to a Tennessee Highway Department monument on the westerly margin of Earhart Road S 00 degrees 05' east 172.27 feet to the point of beginning and containing 8.78 acres, more or less.

Being the same property conveyed to Clarence Wright and wife, Wilma J. Wright by deed of record in Book 5292, page 671, 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 September, 1980.

William C. Argabrite, Substitute Trustee
William C. Argabrite
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, 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 September, 1980.

_____
Notary Public

My Commission Expires: 4 [illegible]

G08881
IDENTIF. REFERENCE
SEP 22 11 14 AM 1980
FILED AND RECORDED
DAVIDSON COUNTY, TN

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
			24000.00- CO	
			62.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	68.90-
			3683A09/22/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G08881

IDENTIF. REFERENCE

SEP 22 11 14 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 781496