FROM: JAMES L. ROBINSON
SUBSTITUTE TRUSTEE

BOOK 5670 PAGE 577

TO: Commerce Union Bank
One Commerce Place
Nashville, Tennessee

MORTGAGOR: Randel L. Crotts
and wife, Lena Crotts

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

Send Tax Bills to: Same

Map-Parcel No.
76-13 12J 145
138 Rev 110 J

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

File

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $123,000.00.

Affiant

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

Notary Public

My Comm. Expires: 8-1-81

TRUSTEE'S DEED

WHEREAS, by deed of trust dated November 21, 1979, of record in Book 5537, page 912, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Randel L. Crotts and wife, Lena Crotts conveyed to James L. Robinson, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the indebtedness directed James L. Robinson, Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, James L. Robinson, Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on October 20, 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 advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on September 18th, 25th, and October 2, 1980; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Commerce Union Bank, acting through its agent, Ron Turner, was the highest and best bidder;

NOW, THEREFORE, the undersigned, James L. Robinson, Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of One Hundred Twenty-Three Thousand and no/100 Dollars ($123,000.00), 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:

Tract I

Land in the Third, formerly Second, Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, dated October 31, 1961, and described as follows, to-wit:

96-13
148

Beginning at an iron pin in the easterly margin of the relocated Donelson Pike, said beginning point being 350 feet in a southerly direction along the easterly margin of the relocated Donelson Pike from the southeast corner of the intersection of the relocated Donelson Pike and Allen Road; thence north 84° 14' east 200 feet to a point; thence south 4° 07' east 106.6 feet to a point; thence south 85° 56' west 200 feet to a point; thence north 4° 07' west along the easterly margin of the relocated Donelson Pike 100.7 feet to the point of beginning.

Being the same property conveyed to Randel L. Crotts and wife, Lena M. Crotts, by installment deed from Paul W. Dorsey and wife, Dorothy P. Dorsey, of record in Book 4686, page 568, Register's Office for Davidson County, Tennessee.

Tract III

MAP PAR
138-11C

Land in the Fourth Civil District of Davidson County, Tennessee described according to an unrecorded survey made by Bruce Rainey dated April 30, 1976, as revised October 2, 1976 as follows:

Beginning at an iron pin in the easterly margin of south Mt. Juliet Road, said iron pin being 1,485.63 feet more or less to the right-of-way of Couchville Pike; thence south 85 degrees 07 minutes east 1,961.04 feet to an iron pin; thence north 4 degrees 12 minutes east 400.47 feet to an iron pin; thence south 85 degrees 12 minutes 32 seconds east 1,404.844 feet to an iron pin; thence north 4 degrees 46 minutes east 484.00 feet to an iron pin; thence north 85 degrees 18 minutes 15 seconds west, 2,910.88 feet to an iron pin; thence south 4 degrees 49 minutes west 483.5 feet to an iron pin; thence north 85 degrees 55 minutes west 237.49 feet to an iron pin in the easterly margin of south Mt. Juliet Road; thence south 6 degrees 42 minutes west 390.15 feet along said easterly margin of south Mt. Juliet Road to the point of beginning, contained 50.03 acres, more or less.

Being the same property conveyed to Randel Crotts and wife, Lena M. Crotts, by deed from Commerce Union Bank of record in Book 5084, page 443, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Commerce Union Bank, a corporation organized under the laws of the State of Tennessee, its successors and assigns, forever; and James L. Robinson, 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 James L. Robinson, Trustee, has executed this instrument on this the 22nd day of October, 1980.

James L. Robinson
Trustee

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William D. Haltom, a Notary Public in and for said State and County, the within named James L. Robinson, 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 24 day of Oct, 1980.

William D. Haltom
Notary Public

My Commission Expires: 8-1-81

G.I. 4755

IDENTIF. REFERENCE

OCT 28 2 01 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

1098 12/28 322.30- CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5670 PAGE 580

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
			123000.00- CO	
			319.80 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 329.30-	
10984	10/28/80	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.4.7.5.5

IDENTIF. REFERENCE

OCT 28 2 01 PM '80

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

No. 788663

File: R. Marshall