FROM: William C. Argabrite
SUBSTITUTE TRUSTEE

TO: Commerce Union Bank
Special Assets Division
8th Floor
One Commerce Place
Nashville, Tennessee 37219

BOOK 5696 PAGE 888

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.
Commerce Union Bank
Special Assets Division Same
8th Floor
One Commerce Place
Nashville, Tennessee 37219

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 $ 47,250.00.

R Booth Chapman
Affiant

Subscribed and sworn to before me, this the 31st day of December, 1980.

Judy C Fisherman
Notary Public

My Comm. Expires: 10-18-81

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated January 19, 1977, of record in Book 5108, page 238, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", John B. Porter and wife, Patricia Ann Porter conveyed to W. Damon Beard, 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 pursuant to the terms of two orders entered by the United States Bankruptcy Court for the Middle District of Tennessee, one order being dated February 5, 1980, and the other being dated October 27, 1980; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 5681, page 949, Register's Office for Davidson County, Tennessee, appointed William C. Argabrite, Substitute Trustee, in the place and stead of W. Damon Beard, Trustee, and W. Fred Williams, first-named Substitute Trustee; and,

WHEREAS, the owner and holder of the indebtedness directed William C. Argabrite, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, William C. Argabrite, Substitute 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 December 23, 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 November 27, 1980, December 4, 1980, and December 11, 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, R. Booth Chapman, was the highest and best bidder; .

NOW, THEREFORE, said sale having been conducted subject to outstanding taxes, a vendor's lien of record in Book 4673, page 50, said Register's Office, as well as any other prior claims, liens easements, or statutory rights of redemption, the undersigned, William C. Argabrite, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Fifty-Three Thousand Eight Hundred Fourteen and no/100 Dollars ($53,814.00), applied in the form of credit against the outstanding debt secured by said deed of trust and the excess, if any, applied in the form of credit to the next subordinate lien having priority against said property, said bid of Commerce Union Bank being the highest bid, and for and in consideration of said bid, William C. Argabrite, Substitute Trustee 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. 12, Section 2, Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott Property known as Dupontonia, as of record in Book 843, page 56, Register's Office for said County.

Said Lot No. 12, Section 2, fronts 295 feet on the westerly side of Pitts Avenue (now Lakeshore Drive) and extends back between lines 766 feet on the northerly line and 604.4 feet on the southerly line to a dead line in the rear, measuring 325.8 feet thereon, containing according to said Plan, 4.609 acres, more or less.

Being the same property conveyed to John B. Porter and wife, Patricia Ann Porter, by deed from Helen E. Ham, of record in Book 4673, page 50, 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 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 26th day of December, 1980.

William C. Argabrite
Substitute Trustee

FILED FOR RECORD
DAVIDSON COUNTY, TENN.
DEC 26 PM 1:01
REGISTER

G 2 4 0 8 3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty R. Powers, 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 26th day of December, 1980.

Betty R. Powers
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-24-84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5696 PAGE 890

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
			97250.00- CO	
			252.72 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	259.22-
321	DA	01/02/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JAN 2 12 26 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 800377