This instrument prepared by:
Boult, Cummings, Conners & Berry,
21st Floor, First American Center
Nashville, TN 37238

BOOK 5700 PAGE 533

SUCCESSOR TRUSTEE'S DEED

[Address New Owner:	]Send Tax Bills to:	] Map-Parcel Numbers]
[Commerce Union Bank [ATTN: Special Assets Dept.	] Same	] 85-4]
[One Commerce Place	] Same	] 30]
[Nashville, TN 37219	] Same	]]

WHEREAS, David W. Clark and wife, Marjorie G. Clark, by Deed of Trust dated November 6, 1974, transferred and conveyed unto James L. Robinson, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 4868, page 51, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Successor Trustee has been appointed by the owner of the indebtedness secured by the Deed of Trust aforesaid, pursuant to the power and authority contained therein with all title originally conveyed to and vested in the Trustee of said Deed of Trust, said Appointment of Successor Trustee being of record in Book 5687, page 398, said Register's Office; and

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the owner of said debt has called upon the undersigned, as Successor Trustee, to foreclose said Deed of Trust; and

WHEREAS, the undersigned Successor Trustee, after due advertisement as required by law and as required by the terms of said Deed of Trust, offered said land for sale, pursuant to the terms of said Deed of Trust, to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower and all other exemptions expressly waived pursuant to the terms of said Deed of Trust, at 12:00 (Noon), January 12, 1981, when and where COMMERCE UNION BANK, became the last and highest bidder for cash at the price of THIRTY TWO THOUSAND AND NO/100, ($32,000.00).

NOW, THEREFORE, I, J. Thomas Trent, Jr., in my capacity as Successor Trustee, and not otherwise, as aforesaid, in consideration of the premises and of the sum of $32,000.00; to be in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said COMMERCE UNION BANK, ITS heirs or successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described in Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said land and premises to the said COMMERCE UNION BANK, ITS heirs or successors and assigns, free from the equity of redemption, homestead, dower and all other exemptions expressly waived in said Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, as aforesaid, has the power to convey the same.

THE UNDERSIGNED, J. Thomas Trent, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the said COMMERCE UNION BANK, ITS successors and assigns, against the lawful claims of all persons claiming by, through or under him. Said property is sold, however, subject to (1) Deed of Trust of record in Book 4609, page 490, Register's Office, for Davidson County, Tennessee; (2) any rights of the United States arising out of Federal Tax Liens filed of record in Book 5530, page 987, and Book 5393, page 212, said Register's Office; (3) Restrictive Covenants of record in Book 3182, page 429, said Register's Office; (4) Plan of record in Book 2900, page 139, said Register's Office; (5) any and all unpaid taxes, interest, and penalties; and (6) any and all prior restrictions, easements, setback lines, liens of any nature, or other prior encumbrances.

IN WITNESS WHEREOF, the undersigned, J. Thomas Trent, Jr., in his capacity as Successor Trustee, and not otherwise, has set

his signature on this 13th day of JANUARY, 1981.

J. Thomas Trent

J. Thomas Trent, Jr., as Successor Trustee, and not otherwise

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy C. Walker, a Notary Public in and for said County and State, the within named J. Thomas Trent, Jr., Successor 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 Nashville, Tennessee, this 13th day of January, 1981.

Nancy C. Walker
Notary Public

NANCY C. WALKER NOTARY PUBLIC DAVIDSON CO. TN

My Commission Expires:

4-17-83

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF January, 19 81.

Judy C. Fisher
Notary Public

JUDY C. FISHER NOTARY PUBLIC DAVIDSON CO.

My Commission Expires:

10-18-81

BOOK 5700 PAGE 536

EXHIBIT "A"

BEING lot no. 2 on the plan of Stones River Estates, Section I, as of record in Book 2900, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a description.

BEING the same property conveyed to David W. Clark and wife, Marjorie G. Clark, by deed of record in Book 3615, Page 541, Register's Office for said county.

RUSH

IDENTIF. REFERENCE

JAN 15 2 19 PM '81

FELIX Z. WILSON, CLERK AND MASTER
DAVIDSON COUNTY, TENN.

G 2 5 4 8 3

01/15 207.50- CHECK

5016

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5700 PAGE 537

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
			75000.00- CO	
			195.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 207.50-	
5016A01/15/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

625483

T
IDENTIF. REFERENCE

JAN 15 2 19 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 802101