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BOOK 5714 PAGE 253

FROM: W. FRED WILLIAMS
SUBSTITUTE TRUSTEE

TO: COMMERCE UNION BANK MORTGAGOR: BINKLEY REALTY CO. INC.

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Commerce Union Bank One Commerce Place Nashville, TN 37219	same	138-117 138-120

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 40.00 .

W. Fred Williams
Affiant

Subscribed and sworn to before me, this the 25th day of February, 1981.

Leanne Roeder
Notary Public

My Comm. Expires: 10/15/83

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated May 8, 1980, of record in Book 5601, page 244, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Binkley Realty Co., Inc. conveyed to William M. Cobb, 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 lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 5699, page 308, Register's Office for Davidson County, Tennessee, appointed W. Fred Williams, Substitute Trustee, in the place and stead of William M. Cobb, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed W. Fred Williams, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, W. Fred Williams, 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 1:45 P.M., on February 20, 1981, 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 January 29, February 5, and 12, 1981; 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, Joseph M. Watts, was the highest and best bidder;

NOW, THEREFORE, the undersigned, W. Fred Williams, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Forty and 00/100 Dollars ($40.00), 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 certain tract of land in the Fourth Civil District of Davidson County, Tennessee, formerly in the First Civil District of Rutherford County, Tennessee, described as follows:

Beginning at a stone in the southeast corner of John Castleman's fence; thence north with Castleman to a stake; thence east with Castleman to a stake in the northeast corner with ash tree pointer; thence south with Ozment to John Boner to a stake; thence south with Boner to a stake; thence south with Boner to Hartman; hence south to Daniels; thence west with Daniels to point of beginning, containing 50 acres, more or less.

Included in the above described property but expressly excluded therefrom are the 2.2 acres, more or less, conveyed to Metropolitan Government of Nashville-Davidson County, Tennessee, by deed from H. L. Ridley and wife, Blanche C. Ridley, of record in Book 4167, page 588, said Register's Office.

The above described property conveyed by this instrument now consists of two tracts of land, one containing approximately 44.86 acres and one tract containing approximately 2.94 acres, each lying on the opposite side of South Mt. Juliet Road.

Being the same property conveyed to Binkley Realty, Inc., by deed from H. L. Ridley and wife, Blanche C. Ridley, of record in Book 5029, page 195, Register's Office for Davidson County, Tennessee, and by quitclaim deeds from Mary Evelyn Binkley, Trustee of record in Book 5400, page 935, Book 5400, page 937, Book 5400, page 939, Book 5400, page 941, and Book 5400, page 943, said Register's Office.

ALSO INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING:

PARCEL A:

Land lying and being in the 4th Civil District of Davidso n County, Tennessee, and described according to a survey made by Ernest P. Hall, Surveyor, June 24, 1976, and revised June 30, 1976, as follows, to wit:

Beginning at an iron pin in the westerly margin of South Mt. Juliet Road, said pin being located 1895 feet more or less north of the center line of Couchville Pike; thence north 84° 00' west along a wire fence 606.17 feet to an iron pin; thence south 6° 21' west 296.44 feet to an iron pin; thence north 81° 30' west 1384.20 feet to a point in the center of lane; thence north 47° 22' east 123.88 feet to a point in the center line of said lane; thence continuing with said center line of said lane north 56° 58' east 207.21 feet to a point; thence continuing with center line of said lane north 14° 34' east 63.3 feet to a point; thence leaving the said lane south 84° 00' east 1745.44 feet to a point in the westerly margin of South Mt. Juliet Road; thence in a southerly direction along the westerly margin of the said South Mt. Juliet Road 50.47 feet to an iron pin, the point of beginning and containing 9.82 acres, more or less.

Being the same property conveyed to Victor L. Smith and wife, Carolyn S. Smith, by deed from Binkley Realty, Inc., of record in Book 5152, page 340, Register's Office for Davidson County, Tennessee.

PARCEL B:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Bruce Rainey & Associates, Land Surveyors, as follows, to wit:

Beginning at an iron pin in the easterly margin of South Mt. Juliet Road, said point being located at the northwest corner of the property conveyed to Commerce Union Bank by deed of record in Book 4796, page 1, Register's Office for Davidson County, Tennessee, and being the most northerly point on the property lying east of South Mt. Juliet Road that was conveyed to Binkley Realty, Inc. by deed of record in Book 5029, page 195, said Register's Office; thence south 1° 47' 26" west 820.07 feet to an iron pin; thence north 85° 18' 14" west 141.74 feet to an iron pin located in the easterly margin of South Mt. Juliet Road; thence north 17° 20' 57" east 197.14 feet to a point; thence south 72° 48' east 10.00 feet to a point; thence north 17° 20' 57" east 249.21 feet to a point; thence north 15° 20' east 100.77 feet to a point; thence north 74° 40' west 10.00 feet to a point; thence north 1° 27' 11" east 285.25 feet to the point of beginning, said tract of land containing 0.76 acres, more or less.

Being the same property conveyed to Commerce Union Bank, by deed from Binkley Realty, Inc., of record in Book 5537, page 944, Register's Office for Davidson County, Tennessee.

PARCEL C:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and described according to a survey made by Ernest P. Hall, Surveyor, June 24, 1976 and revised June 30, 1976, as follows, to wit:

Beginning at an iron pin in the westerly margin of South Mt. Juliet Road, said pin being located at the northeast corner of the property conveyed to Binkley Realty, Inc. by deed of record in Book 5126, page 795, Register's Office for Davidson County, Tennessee; thence in a northerly direction along the westerly margin of South Mt. Juliet Road 228.71 feet to a point; thence north 79 deg. 40' west 1,496.20 feet to an iron pin in the centerline of a lane; thence along the centerline of said lane south 56 deg. 44' west 78.7 feet to an iron pin; thence south 60 deg. 53' west 99.19 feet to an iron pin; thence south 68 deg. 12' west 80.06 feet to an iron pin; thence south 43 deg. 00' west 126.87 feet to an iron pin; thence south 14 deg. 34' west 91.7 feet to an iron pin; thence leaving said lane south 84 deg. 00' east 1,745.44 feet to the point of beginning and containing 11.01 acres, more or less.

Being the same property conveyed to James Mark Witty, a single person, by installment deed from Binkley Realty, Inc., of record in Book 5622, page 21, Register's Office for Davidson County, Tennessee.

PARCEL D:

Land lying and being in the 4th Civil District of Davidson County, Tennessee and described according to a survey made by Ernest P. Hall, Surveyor, June 24, 1976 and revised June 30, 1976, as follows, to-wit:

Beginning at a point in the westerly margin of South Mt. Juliet Road, said point being located 918.71 feet as measured in a northerly direction along the westerly margin of South Mt. Juliet Road from the northeast corner of the property conveyed to Binkley Realty, Inc. by deed of record in Book 5126, page 795, Register's Office for Davidson County, Tennessee; thence North 71 deg. 16' west 896.93 feet to an iron pin in the center line of a lane; thence along the centerline of said lane as follows: North 59 deg. 58' east

313.47 feet; thence south 86 deg. 59' east 382.24 feet to an iron pin; thence south 77 deg. 49' east 91.26 feet to an iron pin; thence north 86 deg. 16' east 90.12 feet to an iron pin; thence south 56 deg. 48' east 59.41 feet to an iron pin; thence south 76 deg. 28' east 49.03 feet to an iron pin in the westerly margin of South Mt. Juliet Road; thence in a southerly direction along the westerly margin of South Mt. Juliet Road 377.11 feet to the point of beginning and containing 5.57 acres, more or less.

Being the same property conveyed to Leslie B. Stuart and wife, Catherine D. Stuart, by deed from Binkley Realty, Inc., of record in Book 5655, page 984, Register's Office for said County.

PARCEL E:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and described according to a survey made by Ernest P. Hall, Surveyor, June 24, 1976, as follows, to wit:

Beginning at a point in the westerly margin of South Mt. Juliet Road, said point being located 688.71 feet as measured in a northerly direction along the westerly margin of South Mt. Juliet Road; from the northeast corner of the property conveyed to Binkley Realty, Inc., by deed of record in Book 5126, page 795, Register's Office for Davidson County, Tennessee; thence North 74 deg. 52' west 1,198.68 feet to an iron pin located in the centerline of a lane; thence along the centerline of said lane north 59 deg. 04' east 128.52 feet to a point; thence continuing along said lane north 65 deg. 37' east 302.89 feet to an iron pin; thence leaving said lane south 71 deg. 16' east 896.93 feet to an iron pin in the westerly margin of South Mt. Juliet Road; thence in a southerly direction along the westerly margin of South Mt. Juliet Road 230 feet to the point of beginning and containing 6.34 acres, more or less.

Being the same property conveyed to Mary R. Stuart, by deed from Binkley Realty, Inc., of record in Book 5658, page 206, Register's Office for Davidson County, Tennessee.

PARCEL F:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and described according to a survey made by Bruce Rainey & Associates June 25, 1976 as follows, to wit:

Beginning at an iron pin in the easterly margin of South Mt. Juliet Road said pin being located at the northerly front corner on South Mt. Juliet Road of the Randell Crotts and wife, Lena M. Crotts property that was conveyed to them by deed of record in Book 5084, page 443, Register's Office for Davidson County, Tennessee, thence south 85° 55' east 237.43 feet to an iron pin; thence north 4° 49' east 483.5 feet to an iron pin; thence north 85° 18' 14" west 141.74 feet to an iron pin in the easterly margin of South Mt. Juliet Road; thence south 17° 20' 57" west 152.86 feet to a point; thence south 72° 48' east 10 feet to a point; thence south 17° 12' west 188.22 feet to a point the beginning of a curve; thence with a chord south 16° 45' 16" west 154.42 feet to the point of beginning and containing 2.09 acres, more or less.

Being the same property conveyed to Commerce Union Bank, by deed from Binkley Realty, Inc., of record in Book 5674, page 926, 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 W. Fred Williams, 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 W. Fred Williams, Substitute Trustee, has executed this instrument on this the 25th day of February, 1981.

W. Fred Williams, Substitute Trustee

W. Fred Williams, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named W. Fred Williams, 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 25th day of February, 1981.

Leanne Braden
Notary Public

My Commission Expires: 10/15/83

LEANNE BRADEN NOTARY PUBLIC

630725

IDENTIF. REFERENCE

FEB 25 1 04 PM '81

REGISTER
DAVIDSON COUNTY, TENN.