1647 02/25 24.70- CHECK

FROM: W. FRED WILLIAMS
SUBSTITUTE TRUSTEE

BOOK 5714 PAGE 258

TO: COMMERCE UNION BANK

MORTGAGOR: ODELL BINKLEY, JR. AND WIFE, MARY EVELYN BINKLEY

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Commerce Union Bank One Commerce Place Nashville, TN 37219	same	87-63 87-65

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 $ 7,000.00 .

W Fred Williams
Affiant

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

Leanne Roadcap
Notary Public

My Comm. Expires: 10/15/83

LEANNE ROADCAP NOTARY PUBLIC

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated April 18, 1980, of record in Book 5601, page 180, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Odell Binkley, Jr. and wife, Mary Evelyn Binkley conveyed to James L. Robinson, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to further secure certain indebtedness evidenced by promissory notes payable to the order of Commerce Union Bank which notes are fully described in the Deed of Trust, hereinafter collectively 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 176, Register's Office for Davidson County, Tennessee, appointed W. Fred Williams, Substitute Trustee, in the place and stead of James L. Robinson, 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 1:15 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 Seven Thousand and 00/100 Dollars ($7,000.00), 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 the Fourth Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan Surveyor, August 1946, as follows:

Beginning in the northerly margin of Central Pike at the southeast corner of the property conveyed to John W. Davenport by deed from J. W. Donaldson and wife, as of record in Book 1324, page 57, thence with Davenport's east line northwardly 130 feet to a point; thence westwardly 65 feet to a point; thence southwardly 130 feet to the northerly margin of Central Pike; thence with the northerly margin of said Central Pike eastwardly 65 feet to the point of beginning.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Fronting 75 feet on the north side of Central Pike and running back northwardly between parallel lines 588 feet to a dead line, and lying next west of and touching the west line of a two acre tract of land, fronting 150 feet on Central Pike.

Being the same property conveyed to Odell Binkley, Jr. and wife, Mary Evelyn Binkley by deed from James Harmon Foster and wife, of record in Book 4488, page 833, 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 Roaden
Notary Public

My Commission Expires: 10/15/83

LEANNE ROADEN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

FEB 25 1 05 PM '81

FELIX A. WILLIAMS REGISTER DAVIDSON COUNTY, TENN.

630726

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5714 PAGE 260

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
			7000.00-	CO
			18.20	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	24.70-
1647A	02/25/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G30726

IDENTIF. REFERENCE

FEB 25 1 05 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 808474