Return to:
THIRD NATIONAL BANK
COMMERCIAL LOAN
DEPARTMENT

BOOK 5714 PAGE 335

FROM: W. FRED WILLIAMS
SUBSTITUTE TRUSTEE

MORTGAGOR: ODELL BINKLEY, JR.
TRUSTEE

TO: COMMERCE UNION BANK

02/25 232.70- CHECK

Address New Owner as follows: Third National Bank

Send Tax Bills to: same

Map-Parcel No.
138 25
138 100

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 $ 27036.34.

Third National Bank in Nashville
By: D. H. Phillips Jr V.P.
Affiant

Subscribed and sworn to before me, this the 23rd day of February, 1981.

Lionna F. Williams
Notary Public

My Comm. Expires: 04-18-82

L. WILLIAMS NOTARY PUBLIC DAVIDSON COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated November 7, 1979, of record in Book 5528, page 738, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Odell Binkley, Jr., Trustee 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 lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 5699, page 174, 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 1:00 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, Third National Bank, acting through its agent, Don Phillips, 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 Fifty Thousand and 00/100 Dollars ($50,000.00), 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 Third National 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 NO. I:

Beginning at an iron pin by a fence corner, said point being about 57 feet east of the center line of the Mt. Juliet Road approximately 4600 feet north of the intersection of Mt. Juliet Road with Couchville Pike; thence south 4° 44' West 1050.00 feet with the meanders of an existing fence and Mt. Juliet Road to an iron pin in said fence line in said Road; thence south 84° 49' east 2928.92 feet to an iron pin in an existing fence; thence north 5° 21' east 1050.00 feet with the eastern boundary line of the property owned by Ross and the meanders of said fence to an iron pin set by a fence corner at a gate; thence north 84° 49' west 2940.21 feet with the southern boundary line of the property owned by Pugh and meanders of an existing fence to the point of beginning, containing 70.74 acres, more or less.

TRACT NO. II:

Beginning at an iron pin in an existing fence, said point being about 33.5 feet east of the centerline of the Mt. Juliet Road approximately 3550 feet north of the intersection of Mt. Juliet Road with Couchville Pike; thence south 4° 44' west 300.0 feet with an existing fence to an iron pin in said fence; thence south 84° 49' east 2925.69 feet to an iron pin in an existing fence; thence north 5° 21' east 300.00 feet along said fence to an iron pin in said fence; thence north 84° 49' west 2928.92 feet to the point of beginning, and containing 20.27 acres, more or less.

TRACT NOS. I AND II being the same property conveyed to Odell Binkley, Jr., Trustee & Odell Binkley, Jr. and wife, Mary Evelyn Binkley, by quitclaim deed from S. Mount Juliet, Ltd., of record in Book 5317, page 292, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Third National 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 Third National 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 23rd day of February, 1981.

W. Fred Williams, Substitute Trustee

FEB 25 2 47 PM '81
DAVIDSON COUNTY, TENN.
REGISTER

IDENTIF. REFERENCE

G 30747

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Patricia L. Stone, 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 23 day of February, 1981.

My Commission Expires: 5/18/81

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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

RECEIVED OF _____

FOR _____

BOOK 5714 PAGE 337

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
			87036.34-	CO
			226.20	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	232.70-
			166BA02/25/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 0 7. 4' 7'

IDENTIF. T REFERENCE

FEB 25 2 47 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 808495