FROM: W. FRED WILLIAMS
SUBSTITUTE TRUSTEE

TO: COMMERCE UNION BANK

MORTGAGOR: G. FRANK COLE, III AND WIFE, ELIZABETH P. COLE

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.

Commerce Union Bank
One Commerce Place
Nashville, TN 37219

same

82-12;226

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 $35,000.00.

W Fred Williams
Affiant

Subscribed and sworn to before me, this the 24th day of February, 1981.

Betty R. Bowles
Notary Public

My Comm. Expires: 4-22-84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated March 2, 1978, of record in Book 5258, page 563, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", G. Frank Cole, III and wife, Elizabeth P. Cole conveyed to Felix Sawyer, 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 5701, page 162, Register's Office for Davidson County, Tennessee, appointed W. Fred Williams, Substitute Trustee, in the place and stead of Felix Sawyer, 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 2:00 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, Commerce Union Bank, acting through its agent, Al Babich, 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 Thirty-Five Thousand and 00/100 Dollars ($35,000.00), 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:

Land in Davidson County, Tennessee, being the westerly 73 feet of the 123 foot lot which constituted Lot Nos. 27 and 28 on the Plan of Neill S. Brown's First Addition to East Nashville, as of record in Book 57, page 33, Register's Office for said County, and the easterly 15 feet of North Ninth Street, now abandoned, adjacent thereto on the west, described together as follows:

Beginning at the northeast corner of North Ninth Street as now located and Main Street, as widened; thence with the northerly margin of said Main Street eastwardly 88 feet to the present southwest corner of the property conveyed to Hattie Bradford by deed from P. J. Murphy, et al, of record in Book 809, page 18, Register's Office for said County; thence with the westerly line of said Bradford property northwardly 160 feet, more or less, to the southerly margin of an alley; thence with said alley westwardly 88 feet to the easterly margin of North Ninth Street as now located; thence with said Street southwardly 160 feet, more or less, to the beginning.

Being the same property conveyed to Bradshaw Typewriter Company, Inc., by quitclaim deed from G. Frank Cole, III and wife, Elizabeth Cole, of record in Book 5276, page 886, Register's Office for said County.

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 24th day of February, 1981.

W. Fred Williams

W. Fred Williams, Substitute Trustee

FEB 26 3 05 PM '81
IDENTIFICATION REFERENCE
REGISTER
DAVIDSON COUNTY, TENN.

G 30942

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty K. Rogers, 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 24th day of February, 1981.

Betty K. Rogers
Notary Public

NOTARY PUBLIC STATE AT LARGE

My Commission Expires: 4-22-84

CHECK
2/26 92.50-
1935

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5714 PAGE 944

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 |
|---|---|---|---|---|
| | | | | |

35000.00- CO
91.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 97.50-
1935A02/26/81 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G30942

IDENTIF. REFERENCE

FEB 26 3 05 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 808753