5DU - 70024
map 133-12 parcel 277

SEND TAX BILLS TO:
Commerce Union Bank
One Commerce Place
Nashville, Tennessee 37219

THIS INSTRUMENT PREPARED BY:
Wm. Michael Safley, Attorney
Suite 200, 430 Third Ave. No.
Nashville, Tennessee 37201

SUBSTITUTE TRUSTEE'S DEED

BOOK 5723 PAGE 298

WHEREAS, on the 16th day of October, 1979, Robert David Shumate and wife, Betty Joyce Winkler Shumate, executed a deed of trust conveying to Stephen C. Baker, Trustee, certain land to secure a note in the amount of $7,545.00, payable to Commerce Union Bank, as fully set forth in said deed of trust which is of record in the Register's Office for Davidson County, Tennessee, in Book 5519, page 348, to which reference is here made, and

WHEREAS, the said Stephen C. Baker, declined to serve as Trustee, and thereafter Wm. Michael Safley was named Substitute Trustee by instrument of record in Book 5706, page 668, Register's Office for Davidson County, Tennessee; and

WHEREAS, Wm. Michael Safley, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the power invested in him as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty(20) days notice by three successive publications, namely: February 19, 1981, February 26, 1981, and March 5, 1981, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust, and

PURSUANT to said advertisement, on March 18, 1981, at 12:00 noon at the South Door of the Courthouse in Davidson County, Tennessee, he, as such Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equity of redemption as provided in said Deed of Trust, but subject to any and all unpaid taxes and the first mortgage of record in Book 5442, page 760, Register's Office for Davidson County, Tennessee, at which time Commerce Union Bank, submitted the highest and best bid in the amount of $4,000.00.

5861 03/20 139.50- CHECK

NOW, THEREFORE, in consideration of the premises, Wm. Michael Safley, Substitute Trustee, does hereby sell, transfer and convey to Commerce Union Bank, their successors and assigns in fee simple and in bar of all equities above mentioned the following described real properth to wit:

BOOK 5723 PAGE 299

Being Lot No. 86 on the Revised Plan of Lots 80-93 of Greenwood Hills, Section 4, of record in Book 4955, page 88, Register's Office for said County.

Said Lot No. 86 fronts 65.0 feet on the northerly margin of Eckhart Drive, and extends back between parallel lines 155 feet to a line on the rear.

Being the same property conveyed to Robert David Shumate and Betty Joyce Winkler, by deed from Terry Stevens Construction Company, Inc., of record in Book 5442, page 757, Register's Office for Davidson County, Tennessee, and being the same property vested in Betty J. Winkler, by Final Divorce Decree No. 99051, dated February 27, 1980, of record in Book 5573, page 596, said Register's Office, re-recorded in Book 5581, page 898, said Register's Office.

The above property is subject to any liens, easements or restrictions of record in the Register's Office for Davidson County, Tennessee.

Wm. Michael Safley, Substitute Trustee, conveys to Commerce Union Bank, all the rights conveyed to him as said Substitute Trustee, in said Deed of Trust, and including such covenants and warranties as he, as such Substitute Trustee, may lawfully make, all his actions in the premises being solely as Trustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an Individual.

WITNESS my hand at Nashville, Tennessee, this 19th day of March, 1981.

Wm. Michael Safley
Wm. Michael Safley, Substitute Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before, the undersigned, a Notary Public in and for the County and State, the within named Wm. Michael Safley Substitute Trustee, 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, Davidson County, Tennessee this 19th day of March, 1981.

Anna R. Totty
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/11/81

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

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The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Edwin Michael Saffley
Affiant

Subscribed and sworn to before me
this 16th day of March 1981.

Notary Public

My Commission Expires: 5/11/81

G 3394 F

IDENTIF. REFERENCE

MAR 20 8 58 AM '81

FEE $ 1.00 BAL. TO REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5723 PAGE 301

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5723 PAGE 301

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50000.00- CO	
			130.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	139.50-
			5861A03/20/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 33941

IDENTIF. REFERENCE T

MAR 20 8 58 AM '81

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

No. 812527