BOOK 5723 PAGE 659

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

TO: Commerce Union Bank
One Commerce Place
Nashville, Tennessee 37219

MORTGAGOR: Bobby Joe Griggs
and Priscilla Kay Griggs

Address New Owner as follows:
Commerce Union Bank
One Commerce Place
Nashville, Tennessee 37219

Send Tax Bills to:
Same

Map-Parcel No.
Map: 93-12
Parcel: 47

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 $ 82,686.18

Affiant

Subscribed and sworn to before me, this the 20 day of March, 1981.

Notary Public

My Comm. Expires: 10-18-81

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated October 17, 1977, of record in Book 5211, page 421, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Bobby Joe Griggs and wife, Priscilla Kay Griggs 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 5690, page 717, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of James L. Robinson, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, 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 12:00 Noon, on January 19, 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 December 25, 1980, January 1, 1981 and January 8, 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, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Seventy-Four Thousand and no/100 Dollars ($74,000.00), 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:

TRACT NO. I:

Land in Davidson County, Tennessee, being Lot No. 23 in the Fairfield Village Plan, as of record in Book 21, page 82, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the North side of the Lebanon Pike and runs back between parallel lines about 180 feet to an alley.

TRACT NO. II:

Being the easterly 16-2/3 feet of Lot No. 21, the westerly 16-2/3 feet of Lot No. 22 and the easterly 33-1/3 feet of Lot No. 22 on the Pageot's Fairfield Village Plan, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 21 and 22 adjoin and front together 66-2/3 feet on the northerly side of Hermitage Avenue and run back between parallel lines, 170 feet to an alley at the rear of which it measures 66-2/3 feet thereon.

TRACT NOS. I AND II being the same property conveyed to Bobby Joe Griggs and wife, Priscilla Kay Griggs, by deed from Commerce Union Bank, a Tennessee banking corporation, of record in Book 4915, page 351, 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 Stephen C. Baker, 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 Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 20th day of JANUARY, 1981.

Stephen C Baker, Substitute Trustee
Stephen C. Baker, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Catherine F. Collins a Notary Public in and for said State and County, the within named Stephen C. Baker, 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 20th day of JANUARY, 1981.

Catherine F. Collins
Notary Public

My Commission Expires: 7/21/84

FEE 221.52 CHECK
6043

FILED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TENN.
JAN 30 4 04 PM '81
REGISTER
IOLA M. REFERENCE
63054

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5723 PAGE 661

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

82686.18- CO
215.02 CO TX
.50 PRFEE
6.00 WDEED
CHECK 221.52-
6043A03/20/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

C 34054
1
Receipt Ref.
3.20 - 304 8m 81
Felix Z. Wilson #
Key
Alice
Green

No. 812700