FROM: ROBERT L. ECHOLS
SUBSTITUTE TRUSTEE

TO: COMMERCE UNION BANK

MORTGAGOR: WILLIAM J. McKINLEY, JR., and wife, MARGRIT L. McKINLEY

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
COMMERCE UNION BANK ONE COMMERCE PLACE NASHVILLE, TENNESSEE 37219	SAME	86-10; 61

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 $56,995.00.

Robert L. Echols
Affiant

Subscribed and sworn to before me, this the 21st day of April, 1981.

Catherine P. Collins
Notary Public

My Comm. Expires: 7/21/84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated April 11, 1980, of record in Book 5591, page 905, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", William J. McKinley, Jr. and wife, Margrit L. McKinley conveyed to J. G. Palmer, 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 5723, page 657, Register's Office for Davidson County, Tennessee, appointed Robert L. Echols, Substitute Trustee, in the place and stead of J. G. Palmer, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Robert L. Echols, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Robert L. Echols, 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 April 21, 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 March 26, April 2 and April 9, 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, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Robert L. Echols, Substitute Trustee, pursuant to the bid of Commerce Union Bank,

acknowledges receipt of the sum of Fifty-Six Thousand Nine Hundred Ninety-Five and No/100 Dollars ($56,995.00), 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:

Being Lot No. 71, as shown on the Plan of Chapelwood Section Two, of record in Book 5200, page 83, Register's Office for said County, to which plat reference is here made for a more complete description of said lot.

Being the same property conveyed to William J. McKinley and wife, Margrit L. McKinley, by deed from M. G. Wilson d/b/a Gateway Construction Co. and Judy Wilson, of record in Book 5591, page 902, Register's Office for Davidson County, Tennessee, and being the same property vested in Margrit L. McKinley by virtue of Will of William J. McKinley of record in Will Book 132, page 426, Probate Court Clerk'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 Robert L. Echols, 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 Robert L. Echols, Substitute Trustee, has executed this instrument on this the 21st day of April, 1981.

Robert L. Echols, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Catherine P. Collins, a Notary Public in and for said State and County, the within named Robert L. Echols, 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 21st day of April, 1981.

Catherine P. Collins
Notary Public

My Commission Expires: 7/2/84

G.3.8.3 0 6

IDENTIF. REFERENCE

APR 21 2 51 PM '81

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

1351 3431 154.73- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5735 PAGE 685

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

56995.00- CO
140.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 154.70-
1361A04/21/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 8 3 0 6

IDENTIF. REFERENCE

APR 21 2 51 PM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

No. 817801