FROM: ROBERT L. ECHOLS
SUBSTITUTE TRUSTEE

TO: COMMERCE UNION BANK

MORTGAGOR: Earl P. Murphy & wife, Charlene S. Murphy

Address New Owner as follows: COMMERCE UNION BANK
ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37219

Send Tax Bills to: SAME

Map-Parcel No. 104-16; 76

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 $69,315.00.

Robert L. Echols
Affiant

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

Catherine P. Calbin
Notary Public

My Comm. Expires: 7/21/84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated September 14, 1979, of record in Book 5500, page 910, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Earl P. Murphy and wife, Charlene S. Murphy 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 658, 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 12:15 P.M., 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 Sixty-Nine Thousand Three Hundred Fifteen and No/100 Dollars ($69,315.00), 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 easterly 5 feet of Lot No. 138 and the westerly 55 feet of Lot. 139 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, said Register's Office.

Said part of said Lots adjoin and front together 60 feet on the northerly side of Ashwood Avenue and extends back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Earl P. Murphy and wife, Charlene S. Murphy by deed from David John Thomas and Anna Valeria Thomas of record in Book 5500, page 907, said Register's Office.

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: 7/21/84

G.3.8.3 0 7

IDENTIF. REFERENCE

APR 21 2 52 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

04/21 195.68- CHECK

1352

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 5735 PAGE 688

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
			69315.00- CO	
			100.19 CO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK 186.69-	
			1352A04/21/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.3.8.3 0 7

IDENTIF. REFERENCE

Apr 21 2 52 PM '81

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

No. 817802