FROM: W. FRED WILLIAMS
SUBSTITUTE TRUSTEE

TO: COMMERCE UNION BANK MORTGAGOR: JOHN R. CHRISTIAN AND WIFE, JULIA C. CHRISTIAN

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Commerce Union Bank One Commerce Place Nashville, TN	Same	86; 205 86; 231

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 $50,000.00.

W. Fred Williams
Affiant

Subscribed and sworn to before me, this the 7th day of May, 1981.

Betty R. Bowers
Notary Public

My Comm. Expires: 4-22-84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated September 22, 1980, of record in Book 5656, page 455, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", John R. Christian and wife, Julia C. Christian conveyed to Stephen C. Baker, 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 5729, page 524, Register's Office for Davidson County, Tennessee, appointed W. Fred Williams, Substitute Trustee, in the place and stead of Stephen C. Baker, 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 12:15 P.M., on May 5, 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 April 9, 16, and 23, 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, Mike Newbill, 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 Fifty Thousand Dollars ($50,000.00), 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. 1:
LAND in the 4th Civil District of Davidson County, Tennessee, being Commercial Tract No. 4 of the Sullivan Commercial Center according to a survey by Cummings and Cummings, Surveyors, as follows:

Said Commercial Tract No. 4, begins at an iron pin 740.09 feet south of the right of way of Old Lebanon Dirt Road, on the west margin of Old Hickory Boulevard, thence with Old Hickory Boulevard, around a curve having a radius of 2879.43 feet a distance of 181.70 feet to an iron pin; thence N. 73 degrees 50 minutes 53 seconds W., a distance of 328.97 feet to an iron pin in the east margin of Chandler Road; thence with Chandler Road N. 23 degrees 37 minutes 21 seconds E. 107.10 feet to an iron pin; thence leaving the east margin of Chandler Road, S. 88 degrees 19 minutes 55 seconds E. a distance of 272.86 feet to an iron pin in the west margin of Old Hickory Boulevard, the point of beginning. This property adjoins and becomes a part of property conveyed to Grantees by Deed of record in Book 4768, page 1, Register's Office for said County, of which description follows:

Being the same property conveyed to John R. Christian and wife, Julia C. Christian, by deed from James T. Sullivan and wife, Nina P. Sullivan, of record in Book 5100, Page 238, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:
LAND in Davidson County, Tennessee, being Lot No. 3 on the Sullivan Commercial Center, Section 3, as of record in Book 4715, page 41, Register's Office for said County.

Said Lot No. 3 fronts 76.00 feet on the westerly margin of Old Hickory Boulevard and extends back 272.86 feet on the southerly line to Chandler Road and 240.60 feet on the northerly line to Chandler Road; thence along Chandler Road or rear line 89.37 feet.

Being the same property conveyed to John Christian and wife, Julia C. Christian by deed from James T. Sullivan and wife, Nina P. Sullivan, of record in Book 4768, page 1, 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 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 7th day of May, 1981.

W. Fred Williams
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty R. Bowles, 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 7th day of May, 1981.

Betty R. Bowles
Notary Public

My Commission Expires: 4-22-84

S.4.1.1.8
C #1118

IDENTIF. REFERENCE

MAY 8 3 11 PM '81

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5743 PAGE 180 _____

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

50000.00- CO
130.00 CO TX
.50 PRFEE
9.00 MISC
CHECK 139.50-
4815A05/06/81 REC .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

MAY 8 3 11 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 821141