FROM: Joe Vaulx Crockett, III
SUBSTITUTE TRUSTEE

TO: Commerce Union Bank

MORTGAGOR: Kenneth T. Willoughby and wife, Ann Willoughby

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Commerce Union Bank One Commerce Place Nashville, TN 37239	Same	74-4; 129

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239 FM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $53,500.00.

Joseph M. Watts
Affiant

Subscribed and sworn to before me, this the 16th day of June, 1981.

Betty R. Robbins
Notary Public

My Comm. Expires: 4-22-84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated November 19, 1978, of record in Book 5533, page 22, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Kenneth T. Willoughby and wife, Ann Willoughby 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 5743, page 625, Register's Office for Davidson County, Tennessee, appointed Joe Vaulx Crockett, III, Substitute Trustee, in the place and stead of James L. Robinson, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Joe Vaulx Crockett, III, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Joe Vaulx Crockett, III, 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 June 12, 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 May 21, 28 and June 4, 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, Joe Watts, was the highest and best bidder;

1545 84/15 145.62- CHECK

NOW, THEREFORE, the undersigned, Joe Vaulx Crockett, III, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of One Thousand Five Hundred Dollars ($1,500.00), 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:

A certain tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee, being Tract No. 4, according to survey number 63184, dated April 23, 1963 by Sm. Collier Parrish Associates Civil Engineers.

Beginning at a point on the west margin of Bonnafield Court at the common corner of Tracts 3 and 4; thence S 50° 26' W 100 feet to a point; thence N 76° 49' W 150 feet to a point; thence N 25° 55' W 165.30 feet to a point; thence S 51° 21' E 150 feet to the point of beginning, containing 0.43 acres.

Being the same property vested in Kenneth T. Willoughby and wife, Dolores A. Willoughby, by deed from John Paul Willoughby and wife, Maude Ella Willoughby, of record in Book 3674, page 53, Register's Office for Davidson County, Tennessee, by subsequent decree of Chancery Court entered August 13, 1971, Rule No. 88248, wherein Richard Marshall, Solicitor gained the interest of Dolores Ann Willoughby in the above described property, and by quitclaim deed from Richard Marshall, Solicitor to Dolores Ann Willoughby of record in Book 4536, page 698, 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 Joe Vaulx Crockett, III, 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 Joe Vaulx Crockett, III, Substitute Trustee, has executed this instrument on this the 15th day of June, 1981.

Joe Vaulx Crockett, III,
Substitute Trustee

JUN 16 3 08 PM '81
FEE
REGISTER'S OFFICE
IDENTIF. REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Beth R. [illegible], a Notary Public in and for said State and County, the within named Joe Vaulx Crockett, III, 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 15th day of June, 1981.

Beth R. [illegible]
Notary Public

My Commission Expires: 4-22-84

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

G.4.6.4.9.8

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5757 PAGE 993

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
			53500.00- CO	
			139.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	145.60-
1549A06/16/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 6 4 9 8

IDENTIF. REFERENCE

JUN 16 3 08 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 827642