BOOK 5764 PAGE 863

FROM: JOE VAULX CROCKETT, III
SUBSTITUTE TRUSTEE

TO: COMMERCE UNION BANK MORTGAGOR: KENNETH WILLOUGHBY

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.
COMMERCE UNION BANK
One Commerce Place SAME 76-1
Nashville, Tennessee 37219 Par 47 Ie

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 $ 60,000

Joseph M. Watts
Affiant

Subscribed and sworn to before me, this the 30th day of June, 1981.

Betty R. Powers
Notary Public

My Comm. Expires: 4-22-84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated May 23, 1980, of record in Book 5608, page 80, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Kenneth Willoughby and wife, Ann Willoughby conveyed to William M. Cobb, 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 626, Register's Office for Davidson County, Tennessee, appointed Joe Vaulx Crockett, III, Substitute Trustee, in the place and stead of William M. Cobb, 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 12:00 Noon, on June 29, 1981, at the front door of the Courthouse in Nashville, Davidson County, 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 June 4, 11, and 18, 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;

NOW, THEREFORE, the undersigned, Joe Vaulx Crockett, III, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Nine Thousand Three Hundred Thirty-Two and 94/100 Dollars ($9,332.94), 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. 35 on the Plan of Oak Creek Subdivision, as of record in Plat Book 5200, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

Being the same property conveyed to Kenneth Willoughby by deed from Timothy R. Turner, Trustee, of record in Book 5362, page 101, 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 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 29th day of June, 1981.

Joe Vaulx Crockett, III, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [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 [illegible] day of [illegible], 19___.

Notary Public

My Commission Expires: [illegible]

JILL ST. JAMES ★ NOTARY PUBLIC ★

648939

IDENTIFICATION REFERENCE

JUL 1 3 08 PM '81

FILED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			[illegible] CO	
			186.00 CO TX	
			.50 PRFEE	
			6.00 ADEED	
			CHECK	192.50-
			[illegible] CHL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

548938

IDENTIFICATION

JUL 1 '3 03 PM '81

FEE PAID

No. 830478