7193

07/16 126.10- CHECK

FROM: Marc T. McNamee
SUBSTITUTE TRUSTEE

BOOK 5771 PAGE 289

TO: Commerce Union Bank

MORTGAGOR: G. Battle Claiborne and wife, Susan G. Claiborne

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.

Commerce Union Bank
One Commerce Place
Nashville, TN

Same

103-12-143

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 $46,000.00.

Affiant

Subscribed and sworn to before me, this the 15 day of July, 1981.

Notary Public

My Comm. Expires: 10-18-81

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated February 13, 1978, of record in Book 5290, page 755, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", G. Battle Claiborne and wife, Susan G. Claiborne conveyed to Doswell Brown, III, 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 5715, page 660, Register's Office for Davidson County, Tennessee, appointed Marc T. McNamee, Substitute Trustee, in the place and stead of Doswell Brown, III, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Marc T. McNamee, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Marc T. McNamee, 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 July 7, 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 June 11, 1981, June 18, 1981 and June 25, 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, Ron Turner, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Marc T. McNamee, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Forty-Six Thousand and No/100 Dollars ($46,000.00), 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:

Land in Davidson County, Tennessee, being the northerly 65 foot front and 56.5 foot rear of Lot No. 2 in Block "C" on the Plan of Cherokee Park Subdivision, Section 1, as of record in Book No. 547, pages 169 and 170, Register's Office for Davidson County, Tennessee; said part of Lot No. 2 fronts 65 feet on the westerly side of Mockingbird Road, and runs back 181 feet, more or less, on the southerly line and 179.63 feet on the northerly line to a dead line, and measures 56.5 feet thereon.

Being the same property conveyed to G. Battle Claiborne and wife, Susan G. Claiborne, by deed from David H. Morgan and wife, Susan A. Morgan, of record in Book 4722, page 159, 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 Marc T. McNamee, 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 Marc T. McNamee, Substitute Trustee, has executed this instrument on this the 7th day of July, 1981.

Marc T. McNamee,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty R. Powell a Notary Public in and for said State and County, the within named Marc T. McNamee, 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 July, 1981.

Betty R. Powell
Notary Public

My Commission Expires: 4-12-84

NOTARY PUBLIC AT LARGE STATE OF TENN.

351073

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IDENTIF. REFERENCE

JUL 16 3 11 PM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5771 PAGE 291

RECEIVED OF _____

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
			46000.00- CO	
			119.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	126.10-
7193A	07/16/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65.1.073

IDENTIF. REFERENCE

JUL 16 3 11 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 833087