Tennessee

Map 148-5
Par 132 Jd

SUBSTITUTE TRUSTEE'S DEED

BOOK 5780 PAGE 689

WHEREAS, by Deed of Trust dated September 1, 1976, and recorded in Book 5064, Page 737 in the Register's Office of Davidson County, Tennessee, Richard L. Hutchinson and wife, Jeral Dean Hutchinson, conveyed to Frank W. Clark and C. R. Carnes, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 5749, Page 266 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on the 31st day of July, 1981, at the main (south) door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Commerce Union Bank, whose address is One Commerce Place, Nashville, TN, 37219 being the highest and best bidder, became the purchaser of said property at and for the sum of Twenty-Six Thousand Six Hundred One and No/100---------- Dollars; and,

WHEREAS, the purchaser, ~~being the holder of the indebtedness~~ has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of its bid. ~~The balance being applied upon said indebtedness which property was sold~~

NOW, THEREFORE, in consideration of the premises and the payment by Commerce Union Bank of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Commerce Union Bank, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 135 on the Plan of Section One, Haywood Acres, of record in Book 2900, Page 17, Register's Office for said County.

SAID Lot No. 135, which is a corner lot, fronts 115.00 feet on the northerly margin of Willard Drive and fronts 115.00 feet on the easterly margin of Margo Lane, said frontages being joined by a curve having a length of 39.27 feet, and extends back 159.50 feet on the northerly line and 165.11 feet on the easterly line to a point of intersection.

08/10 75.65 45.00

1502

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Commerce Union Bank _____, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Bankruptcy Reference	$ 2.00
Publication Expense	144.00
Title Reference	
Notary Fee	
Trustee's Fee	374.74
Recording fee for Substitution of Trustee	6.00
Credit on Note	26,074.26
	$26,601.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 31st day of July, 19 81.

Arnold M. Weiss Substitute Trustee

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 31st day of July, 19 81, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Notary Public

My commission expires:
My Commission Expires July 28, 1982

State Tax $
Clerk's Fee $
TOTAL $

Paid _____
Deputy County Court Clerk

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 26601.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF Aug 1981
Deputy Register

FELIX Z. WISDOM, JR.
DAVIDSON COUNTY, TENNESSEE
AUG 10 3 14 PM '81

IDENTIF. REFERENCE 65.45.96

PROPERTY ADDRESS
315 Margo Lane
Nashville, TN

AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Commerce Union Bank
One Commerce Place
Nashville, Tennessee 37219

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

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

RECEIVED OF _____

FOR _____

BOOK 5780 PAGE 691

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
			26901.00- CO	
			69.16 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	75.66-
			1502AUG 8/10/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 4 5 9 6

T
IDENTIF. REFERENCE

AUG 10 3 12 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 837238