2442

10/13 369.20 CHECK

FROM: Marc T. McNamee
SUBSTITUTE TRUSTEE

BOOK 5805 PAGE 758

TO: Commerce Union Bank

MORTGAGOR: Randel L. Crotts
and Lena Crotts

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.
54-14
Par 53 Jo

Commerce Union Bank
One Commerce Place
Nashville, TN 37219

Same

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 $139,504.00.

R Booth Chapman
Affiant

Subscribed and sworn to before me, this the 13th day of October, 1981.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Comm. Expires: 10/18/81

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated December 1, 1978, of record in Book 5372, page 815, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Randel L. Crotts and wife, Lena Crotts 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 5794, page 104, Register's Office for Davidson County, Tennessee, appointed Marc T. McNamee, Substitute Trustee, in the place and stead of James L. Robinson, 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 October 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 September 17, 24, and October 1, 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, Booth Chapman, 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 One Hundred Five Thousand Three Hundred Twenty-Two Dollars ($105,322.00), 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 Lot No. 154, on the Plan of Brandywine Farms, Section VII, as of record in Book 4300, page 65, Register's Office for said County.

Said Lot No. 154 fronts 140.0 feet on the westerly side of Kennett Road and extends back 346.4 feet on the northerly line and 324.9 feet on the southerly line, to a line in the rear on which it measures 102.7 feet.

Being the same property conveyed to Randel L. Crotts and wife, Lena Crotts, by deed from Bartholomew F. McCarthy and wife, Jane McCarthy, of record in Book 4659, page 919, 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 13th day of October, 1981.

Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, The undersigned, 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 13th day of October, 1981.

Notary Public

My Commission Expires: 10/18/81

G6352 6

IDENTIF. REFERENCE

Oct 13 9 41 AM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

RECD

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5805 PAGE 760

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
			139500.00-	CO
			368.70	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	369.20-
2442A	10/13/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G63526

IDENTIF. REFERENCE

Oct 13 9 42 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 847765