THIS INSTRUMENT PREPARED BY:
Haynes & Haynes, Attorneys
140 North Main Street
Goodlettsville, TN 37072

Mail

TAX BILLS TO:
NEW OWNER:
COMMERCE UNION BANK
ONE COMMERCE PLACE
NASHVILLE, TN 37238

Map 91-5, Par. 143

TRUSTEE'S DEED

This instrument made and entered into on this the 30th day of October, 1981, by and between Barbara N. Haynes, Trustee, Party of the First Part, and Commerce Union Bank, Party of the Second Part.

WHEREAS, by a Deed of Trust dated August 8, 1981, of record in the Register's Office for Davidson County, Tennessee, in Book 5634, Page 980, John Fox, Sr., conveyed to Barbara N. Haynes, Trustee, the hereinafter described real estate; and,

WHEREAS, at the request of th holder of the indebtedness, I, Barbara N. Haynes, Trustee, under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said deed by giving twenty (20) days notice by three successive publications namely: October 1, October 8 and October 15, 1981, in the Nashville Record, Nashville, Tennessee, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead and provided in said deed and subject to all restrictions of record, all unpaid taxes and other prior liens of record.

Pursuant to said advertisement, on Wednesday, October 28, 1981, at 12:00 Noon at the South door of the Courthouse in Davidson County, Tennessee, I, Barbara N. Haynes, as said Trustee, offered for sale at public auction to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the hereinabove equities as provided in the deed, and subject to all restrictions of record, all unpaid taxes and any other prior liens of record, at which time after receiving competitive bids, sold said property to Commerce Union Bank at the price of Forty Thousand Seven Hundred Seventy-Seven and 06/100 ($40,777.06) this being the highest, last and best bid.

NOW, THEREFORE, in consideration of the premises, I, Barbara N. Haynes, Trustee, do hereby sell, transfer, and convey to Commerce Union Bank, its successors and assigns, in fee simple and in bar of all equities above mentioned and subject to all restrictions of record, all unpaid taxes and any other prior liens of record the following described real estate, to-wit:

> Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 15 on the plan of Westover as of record in Book 421, page 25, R.O.D.C., Tennessee, at Nashville. Said Lot No. 15 fronts 100 feet on the easterly side of Vernon Avenue and runs back between parallel lines 175 feet to a dead line.
>
> Being the same property conveyed to John Fox and wife, Eddie G. Fox by deed from Victor Foukus, Jr., and wife, Jean D. Foukus, as of record in Book 2104, page 181, Register's Office for Davidson County, Tennessee; and further conveyed to John Fox, Sr., by divorce decree of record in Book 5283, page 138, Register's Office for said County.

I, Barbara N. Haynes, Trustee, convey to Commerce Union Bank, all the rights conveyed to me as such Trustee in said Deed, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises are done solely as Trustee and not otherwise, under the power vested in me under deed hereinabove referred to and not as an individual.

WITNESS MY HAND, at Goodlettsville, Tennessee, on this the 30th day of October, 1981.

Barbara N. Haynes

BARBARA N. HAYNES, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA N. HAYNES, Trustee and bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, on this the 30th day of October, 1981.

Notary Public

My Commission Expires: 12-30-85

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual value, or consideration, for this transfer, whichever is greater, is $40,777.06.

Affiant

Sworn to and subscribed before me this 30th day of October, 1981.

Notary Public

My Commission Expires: 1-20-85

FILED FOR RECORD
DAVIDSON COUNTY, TENN.
NOV 2 12 45 PM '81

IDENTIFICATION REFERENCE

96507

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5814 PAGE 330

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

40777.06- CO
106.08 CO TX
.50 PRFEE
5.00 WDEED
CHECK 115.58-
608IA11/02/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G66507

IDENTIF. REFERENCE

Nov 2 12 45 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 851273