FROM: WILLIAM C. ARGABRITE
SUBSTITUTE TRUSTEE

BOOK 5833 PAGE 367

TO: COMMERCE UNION BANK
NASHVILLE, TENNESSEE

MORTGAGOR: ROWE DEAN TEASLEY
and wife, ROSE F. TEASLEY

Address New Owner as follows:
Commerce Union Bank
Special Assets Division
8th Floor
One Commerce Place
Nashville, Tennessee 37219

Send Tax Bills to: Same

Map-Parcel No. 43-13-140 KS

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 $31,300.00.

Affiant

Subscribed and sworn to before me, this the 22 day of December, 1981.

Notary Public

My Comm. Expires: 10-20-85

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated September 9, 1980, of record in Book 5650, page 339, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Rowe Dean Teasley and wife, Rose F. Teasley conveyed to Stephen C. Baker, Trustee, the hereinafter described real estate, hereinafter referred to as the "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 5820, page 841, Register's Office for Davidson County, Tennessee, appointed William C. Argabrite as successor Substitute Trustee, in the place and stead of Herman O. Loewenstein, first-named Substitute Trustee; and,

WHEREAS, the owner and holder of the indebtedness directed William C. Argabrite, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, William C. Argabrite, 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 December 18, 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 November 26, 1981, December 3, 1981, and December 10, 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, D. Mark Turner, was the highest and best bidder;

NOW, THEREFORE, the undersigned, William C. Argabrite, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Twelve Thousand Five Hundred Dollars ($12,500.00) applied in the form of credit against the expenses of said sale and the outstanding indebtedness secured by the aforesaid deed of trust, which sum was the highest bid, and for and in consideration of said bid, William C. Argabrite, Substitute Trustee 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. 1 on the Plan of the Subdivision of Tract No. 1, Forest Park Acreage Tracts, of record in Book 843, page 81, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 1 fronts 89.1 feet on the northerly side of East Maple Street and extends back 214 feet on the westerly line and 209 feet on the easterly line to a dead line in the rear measuring 42.5 feet thereon.

Being the same property conveyed to Rowe Dean Teasley and wife, Rose F. Teasley, by deed from Robert N. Brown and wife, Rachel Helen Brown, of record in Book 5259, page 364, Register's Office for said County.

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 William C. Argabrite, 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 William C. Argabrite, Substitute Trustee, has executed this instrument on this the 21 day of December, 1981.

William C. Argabrite, Substitute Trustee
William C. Argabrite,
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 William C. Argabrite, 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 21st day of December, 1981.

Judith Y. Stephens
Notary Public

My Commission Expires: My Commission Expires Oct. 20, 1985

RECEIVED FOR RECORD
DEC 22 3 22 PM '81
REGISTER

72992

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5833 PAGE 369

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

31300.00- CO
81.38 CO TX
.50 PRFEE
6.00 WDEED
CHECK 87.88-
4313A12/22/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE T

DEC 22 3 29 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN

No. 859181