FROM: STEPHEN C. BAKER
SUBSTITUTE TRUSTEE

BOOK 5847 PAGE 649

TO: COMMERCE UNION BANK

MORTGAGOR: JAMES S. VINCENT, JR.

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

Commerce Union Bank
One Commerce Place
Nashville, TN 37239

same

42-13;62

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 $50,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of February, 1982.

Notary Public

My Comm. Expires: 4-20-84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust originally dated May 28, 1980, of record in Book 5608, page 584, and amended in Book 5736, page 207 Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", James S. Vincent, Jr. conveyed to William M. Cobb, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a modified note dated April 17, 1981, 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 5836, page 695, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of William M. Cobb, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, 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 January 29, 1982, 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 January 7, 14 and 21, 1982; 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, Mark Turner, was the highest and best bidder;

82 01 135.55 CHECK

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NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Eighteen Thousand Dollars ($18,000.00), 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, in the 11th Civil District being Lot No. 59 on the Plan of Sherry Heights, Section III, as of record in Book 2331, pages 126 and 127, Register's Office for said County, and described as follows:

Being on the southerly margin of Tuckahoe Drive at the corner of Lot Nos. 58 and 59; thence with lines between said two lots, southerly 287.2 feet to the corner of Lots 58, 59 and 93; thence with the line between Lot Nos. 59 and 93, easterly 175 feet to the westerly margin of Port Drive; thence with the same northerly 238 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, northwesterly 37.2 feet to the southerly margin of Tuckahoe Drive; thence with the same westerly 107.8 feet to the point of beginning.

Being the same property conveyed to James S. Vincent, Jr., by deed from Earl C. Shacklett and wife, Helen B. Shacklett, of record in Book 5273, page 228, 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 Stephen C. Baker, 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 Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 1st day of February, 1982.

Stephen C. Baker, Substitute Trustee
Stephen C. Baker, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty R. Powers, a Notary Public in and for said State and County, the within named Stephen C. Baker, 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 1st day of February, 1982.

Betty R. Powers
Notary Public

BETTY R. POWERS NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 4-20-84

FEB 1 2 58 PM '82
FELIX P. McSHAN REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

G 78213

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

RECEIVED OF _____

FOR _____

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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
			5000.00- CO	
			45000.00- CO	
			130.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	136.50-
0671A02/01/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G78213

IDENTIF. REFERENCE

FEB 1 2 58 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 865291