BOOK 5848 PAGE 630

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

TO: Commerce Union Bank

MORTGAGOR: Thomas E. Ramsey and wife, Mildred T. Ramsey

Address New Owner as follows:
Commerce Union Bank
One Commerce Place
Nashville, TN 37219

Send Tax Bills to: Same

Map-Parcel No. 163-10-10 Js

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239 Full

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $47,500.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 19 82.

Betty R. Powers
Notary Public

My Comm. Expires: 4-22-84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated April 21, 1980, of record in Book 5836, page 690, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Thomas E. Ramsey and wife, Mildred T. Ramsey conveyed to Rodger Williams, 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 5836, page 693, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Rodger Williams, 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 February 2, 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;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Five Hundred Dollars ($500.00), 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:

Being Lot No. 10 on the Plat of Cedarwood Estates, Section I, Revised of record in Plat Book 4675, page 62, Register's Office for said County.

Said Lot 10 fronts 88.0 feet on the northerly margin of Cedarvalley Drive and extends back 234.12 feet on the westerly line and 199.09 feet on the easterly line, to a line on the rear on which it measures 109.3 feet.

Being the same property conveyed to Thomas E. Ramsey and wife, Mildred T. Ramsey, by deed from David L. Hudgen and wife, Donna L. Hudgen, of record in Book 5181, page 284, Register's Office for Davidson County, Tennesee.

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 3rd 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 2nd day of February, 1982.

Betty R. Powers
Notary Public

My Commission Expires: 4-22-84

IDENTIFICATION REFERENCE

FEB 3 2 59 PM '82
FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

G 7 8 5 4 3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK 5848 PG: 632~~

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
			47500.00- CO	
			123.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	130.00-
1072A02/03/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G78543

IDENTIF. REFERENCE

FEB 3 2 59 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 865674