FROM: W. FRED WILLIAMS
SUBSTITUTE TRUSTEE

TO: Commerce Union Bank MORTGAGOR: Donald R. Hall and wife, Ruth H. Hall

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

Send Tax Bills to: Same

Map-Parcel No. 62; 75

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 $ 135,500.00

Mark Turner
Affiant

Subscribed and sworn to before me, this the 9th day of February, 1982.

Betty R. Reeves
Notary Public

My Comm. Expires: 4-22-84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated July 15, 1980, of record in Book 5627, page 315, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Donald R. Hall and wife, Ruth H. Hall conveyed to Herman O. Loewenstein, 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 5841, page 734, Register's Office for Davidson County, Tennessee, appointed W. Fred Williams, Substitute Trustee, in the place and stead of Herman O. Loewenstein, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed W. Fred Williams, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, W. Fred Williams, 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 16, 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 21, 28 and February 4, 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, W. Fred Williams, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Twenty-Five Thousand Five Hundred Dollars ($25,500.00), 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:

Land in Davidson County, Tennessee, being parts of Lot Nos. 4 and 5 on the Plan of Robert Young Farm, as of record in Book 421, page 140, Register's Office for Davidson County, Tennessee, described according to a survey made by Raymond P. Smith, County Surveyor, March 23, 1966, as follows:

Beginning at a railroad spike in the center of Pennington Bend Road, said railroad spike being south 74° 53' east 230 feet from the northeast corner of the M. C. McCauley Property, of record in Book 587, page 609, said Register's Office;' thence south 11° 00' west 576 feet to an iron pin; thence south 77° 23' east 235 feet to an iron pin; thence north 11° 00' east 564 feet to the center of Pennington Bend Road; thence with the center of the same, north 74° 53' west 235 feet to the beginning, containing 3.1 acres, more or less.

Being the same property conveyed to Donald R. Hall and wife, Ruth H. Hall, by installment deed from Porter J. Weakley and wife, Dorothy C. Weakley, of record in Book 4010, page 823, 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 W. Fred Williams, 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 W. Fred Williams, Substitute Trustee, has executed this instrument on this the 22nd day of February, 1982.

W. Fred Williams
W. Fred Williams,
Substitute Trustee

FEB 24 2 54 PM '82
PERRY WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

G 80892

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Cathy J. Hicks, a Notary Public in and for said State and County, the within named W. Fred Williams, 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 22nd day of February, 1982.

Cathy J. Hicks
Notary Public

My Commission Expires: 7/21/85

CATHY J. HICKS NOTARY PUBLIC DAVIDSON COUNTY

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

RECEIVED OF _____

FOR _____ BOOK 5855 PAGE 145

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

135500.00- CO
352.30 CO TX
.50 PRFEE
6.00 WDEED
CHECK 358.80-
4064A02/24/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 80892

IDENTIF. REFERENCE

FEB 24 2 54 PM '82

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

No. 868535