FROM: STEPHEN C. BAKER
TRUSTEE

BOOK 5860 PAGE 61

TO: COMMERCE UNION BANK

MORTGAGOR: Leonard D. Peek

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Commerce Union Bank One Commerce Place Nashville, Tennessee 37219	SAME	87; 72

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 $ 3,500.00

Affiant

Subscribed and sworn to before me, this the 1st day of March, 1982.

Notary Public

My Comm. Expires: 4-22-84

TRUSTEE'S DEED

WHEREAS, by deed of trust dated October 21, 1980, of record in Book 5673, page 224, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Leonard D. Peek conveyed to Stephen C. Baker, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by two notes of even date therewith, which notes are fully described in the Deed of Trust, hereinafter collectively 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 owner and holder of the indebtedness directed Stephen C. Baker, Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, 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 12:15 P.M., on March 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 February 4, 11 and 18, 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, D. Mark Turner, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Three Thousand Five Hundred and No/100 Dollars ($3,500.00), 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:

A certain tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee, at the northwest corner of the Central Pike and Melvin Road.

Beginning at the southeast corner of a 40 acre tract bought by Jackson from Earhart in Book 387, page 44, Register's Office for Davidson County, Tennessee; running with the north line of Central Pike north 85-3/4° west 167 feet to a stake; thence north 4-3/4° east 40 feet to a stake; thence north 80-1/4° west 100 feet to a stake; thence north 4-3/4° east 300 feet to a stake; thence north 69-3/4° east 180 feet to a point in the center of a creek; thence up the creek south 23-1/4° east 225 feet to the center of a bridge; thence south 4-3/4° west 226 feet to the beginning and containing 2.13 acres, more or less.

Included in the above description but excluded herefrom is a strip of land 20 feet wide, more or less, lying along the north right of way line of the original Central Pike, 167 feet long as now used in the new right of way and a strip 20 foot wide, more or less and 100 feet long lying north of the Oakley Eakes property and a 25 foot strip by 226 feet lying along the east line of said tract the same being used as a right of way for Melvin Road; said strips containing 0.25 acres, more or less.

Being the same property conveyed to Leonard D. Peek, by deed from Leon Gilbert, unmarried, of record in Book 4745, page 459, 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, Trustee, does hereby transfer, assign, and set over unto Commerce Union Bank, all of his right, title and interest in the said property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Trustee, has executed this instrument on this the 2nd day of March, 1982.

Stephen C Baker, Trustee
Stephen C. Baker, 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, 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 March, 1982.

Betty R. Powers
Notary Public

My Commission Expires: 4-22-84

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAR 10 3 42 PM '82

IDENTIF. REFERENCE

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

RECEIVED OF _____ BOOK 5860 PAGE 63

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
			3500.00- CO	
			9.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	15.60-
6301AG3/10/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE T

MAR 10 3 42 PM 82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 870679