FROM: STEPHEN C. BAKER
TRUSTEE

TO: COMMERCE UNION BANK

MORTGAGOR: L.D.P., Inc.
and Leonard D. Peek

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

Send Tax Bills to: SAME

Map-Parcel No. 64; 36

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 $400.00

Affiant

Subscribed and sworn to before me, this the 9th 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 213, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", L.D.P., Inc. and 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 12:00 Noon, 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 Four Hundred and No/100 Dollars ($400.00), 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:

TRACT NO. IV:

A small triangular tract of land located in the 4th Civil District of Davidson County, Tennessee, at the northwest corner of the intersection of Saundersville Road and Andrew Jackson Parkway, identified as Parcel 36, Map 64 Metro Tax Map; and further described by survey of James A. Hamilton, Jr., as follows:

Beginning at a monument on the northerly margin of Saundersville Road at the beginning of a curve to the left at the intersection of Saundersville Road and Andrew Jackson Parkway; thence with said curve with a radius of 25 feet, a distance of 40.31 feet to a monument on the westerly side of Andrew Jackson Parkway; thence with the westerly margin of Andrew Jackson Parkway North 1° 06' 19" east 128.52 feet to a monument; thence with a curve to the right along the southeasterly right of way of Old Saundersville Road; said curve having a radius of 425.14 feet a distance of 228.35 feet to a monument at the intersection of the right of way of Old Saundersville Road and with the northerly margin of the new Saundersville Road; thence with the northerly margin of the new Saundersville Road south 86° 30' east 131.9 feet to the point of beginning and containing 9670 square feet or .222 acres, more or less.

Being the same property conveyed to LDP, Inc., by deed from Hooper Realty, Inc., formerly C. Hooper Realty, Inc., of record in Book 5052, page 264, 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. Rowlett, 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. Rowlett
Notary Public

My Commission Expires: 4-22-84

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAR 10 3 44 PM 1982

IDENTIF. REFERENCE

682689

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

RECEIVED OF _____ BOOK 5860 PAGE 66

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 |
|---|---|---|---|---|
| | | | | |

400.00- CO
1.04 CO TX
.50 PRFEE
6.00 WDEED
CHECK 7.54-
6302A03/10/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 2 6 8 9

IDENTIF. REFERENCE

MAR 10 3 44 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 870680