BOOK 5861 PAGE 696

FROM: William C. Argabrite
SUBSTITUTE TRUSTEE

TO: Commerce Union Bank

MORTGAGOR: Stuart W. Cowan and wife, Elayne J. Cowan

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

Send Tax Bills to: Same

Map-Parcel No. 103-16-B;73

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 $112,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of March, 1982.

Notary Public

My Comm. Expires: 10-20-85

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated October 30, 1979, of record in Book 5536, page 606, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Stuart W. Cowan and wife, Elayne J. Cowan conveyed to Ronald Reed, 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 5843, page 758, Register's Office for Davidson County, Tennessee, appointed William C. Argabrite, Substitute Trustee, in the place and stead of Ronald Reed, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed William C. Argabrite, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, William C. Argabrite, 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 March 9, 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 11, 18 and 25, 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, Gary Hollandsworth, was the highest and best bidder;

NOW, THEREFORE, the undersigned, William C. Argabrite, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Thirty-Eight Thousand and No/100 Dollars ($38,000.00), 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:

Being Unit No. 702 as shown on the Plat of Windsor Tower, a Condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .925% interest in common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 338, et seq., said Register's Office.

Being the same property conveyed to Stuart W. Cowan and wife, Elayne J. Cowan, by deed from Windsor Tower, Inc., a Tennessee corporation of record in Book 5337, page 357, 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 William C. Argabrite, 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 William C. Argabrite, Substitute Trustee, has executed this instrument on this the 10 day of March, 1982.

William C. Argabrite
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public in and for said State and County, the within named William C. Argabrite, 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 10th day of March, 1982.

[illegible]
Notary Public

My Commission Expires: 4-20-84

6.32.14

IDENTIF. REFERENCE

MAR 15 11 15 AM '82

FEE $ 7.50 REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5861 PAGE 698

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
			117000.00- CO	
			304.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 310.70-	
6983A	03/15/82		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6.32114

IDENTIFICATION REFERENCE

MAR 15 11 15 AM '82

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

No. 871337