FROM: John C. Phipps, II
SUBSTITUTE TRUSTEE

BOOK 5862 PAGE 742

TO: Commerce Union Bank

MORTGAGOR: John D. Pelham and wife, Linda R. Pelham

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

Send Tax Bills to: Same

Map-Parcel No. 70-13;149

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 $10,000.00.

James Michael Dewbill
Affiant

Subscribed and sworn to before me, this the 11th day of March, 1982.

Betty R. Powell
Notary Public

My Comm. Expires: 4-22-84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated May 12, 1978, of record in Book 5290, page 471, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", John D. Pelham and wife, Linda R. Pelham conveyed to Stephen C. Baker, 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 5849, page 453, Register's Office for Davidson County, Tennessee, appointed John C. Phipps, II, Substitute Trustee, in the place and stead of Stephen C. Baker, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed John C. Phipps, II, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, John C. Phipps, II, 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 10, 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; 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, Mike Newbill, was the highest and best bidder;

NOW, THEREFORE, the undersigned, John C. Phipps, II, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Ten Thousand Dollars ($10,000.00),

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:

TRACT NO. II: A lot or parcel of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkerson, December 29, 1955, as follows:

Beginning at a pin on the southerly right-of-way of the Clarksville Highway, being the northeast corner of the property leased to Pan-Am Southern Corporation; thence southeast 148 feet to a pin to intersection of the Clarksville Highway and the Old Ashland City State Highway No. 12; thence west 180.17 feet to an iron pin, the southeast corner of the property leased to Pan-Am Southern Corporation; thence with Pan-Am Southern's east property line north 33° east 162.43 feet to the point of beginning.

Being the same property conveyed to John D. Pelham by installment deed from Thomas M. Evans, Executor and Trustee under the Will of J. L. Cowan, deceased, of record in Book 5028, page 898, Register's Office for said County.

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 John C. Phipps, II, 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 John C. Phipps, II, Substitute Trustee, has executed this instrument on this the 11th day of March, 1982.

John C. Phipps, II, Substitute Trustee
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 John C. Phipps, II, 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 11th day of March, 1982.

Betty R. Powers
Notary Public

My Commission Expires: 4-22-84

G 8 3 5 6 3

IDENTIF. REFERENCE

MAR 17 11 10 AM '82

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			10000.00- CO	
			26.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	32.50-
738	03/17/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8.3563

IDENTIF. REFERENCE

MAR 17 11 10 AM '82

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

No. 871724