FROM: STEPHEN C. BAKER
SUBSTITUTE TRUSTEE

BOOK 5862 PAGE 745

TO: COMMERCE UNION BANK

MORTGAGOR: CAPRICE RECORDS, INC.

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

Send Tax Bills to: same

Map-Parcel No. 82-12; 227

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 $187,000.00.

Stephen C Baker
Affiant

Subscribed and sworn to before me, this the 15th day of March, 1982.

Betty R. Powers
Notary Public

My Comm. Expires: 4-22-84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated November 14, 1973, of record in Book 4765, page 223, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Elmer Heaberlin, Jr., U. Grant Browning and Eugene Tomlinson, Partners, d/b/a The Main Company conveyed to Charles Nelson, Jr., 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 5850, page 976, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Charles Nelson, Jr., Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, 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 12, 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 18, 25 and March 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, Mike Newbill, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Commerce Union Bank,

acknowledges receipt of the sum of One Hundred Eighty-Seven Thousand Dollars ($187,000.00), 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 part of Lots 28 and 29 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, pages 33 and 50, Register's office for Davidson County, Tennessee, and being described according to a survey by Hart-Freeland-Roberts, Inc., dated December 21, 1972, as follows:

Beginning at a railroad spike in the northerly margin of Main Street lying 88.0 feet northeasterly from the easterly margin of a 20 foot alley, formerly 9th Street; thence in a northeasterly direction along the northerly margin of Main Street North 65° 15' east 100.0 feet to a point in the northerly margin of Main Street; thence North 24° 36' west 161.0 feet to a point; thence south 65° 15' west 100.0 feet to a point; thence south 24° 36' east 161.0 feet to the point of beginning.

Being the same property conveyed to Caprice Records, Inc., by deed from U. Grant Browning, Eugene Tomlinson and Elmer Heaberlin, Jr., d/b/a/ The Main Company, of record in Book 4974, page 928, said Register's Office.

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, 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 Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 12th day of March, 1982.

Stephen C Baker, Substitute Trustee
Stephen C. Baker, 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 Stephen C. Baker, 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 12th day of March, 1982.

Betty R. Powers
Notary Public

My Commission Expires: 4-22-84

G 8.3564

IDENTIF. REFERENCE

MAR 17 11 11 AM '82

FELIX Z. WILSON 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
			187[illegible].00-	CO
			486.20	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	492.70-
7389A	03/17/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8.35 6 4

IDENTIF. REFERENCE

MAR 17 11 11 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 871725