BP

BOOK 5864 PAGE 819

FROM: Stephen C. Baker
TRUSTEE

TO: Commerce Union Bank

MORTGAGOR: Walter M. Owen and wife, Avonda H. Owen

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

Send Tax Bills to: Same

Map-Parcel No. 114, 33.1

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 $38,000.00.

Stephen C Baker
Affiant

Subscribed and sworn to before me, this the 16th day of March, 1982.

Betty R. Powell
Notary Public

My Comm. Expires: 4-22-84

NOTARY PUBLIC STATE OF TENNESSEE

TRUSTEE'S DEED

WHEREAS, by deed of trust dated August 6, 1980, of record in Book 873, page 5634, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Walter M. Owen and wife, Avonda H. Owen 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 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 16, 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, Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Twenty-Four Thousand and No/100 Dollars ($24,000.00), 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:

03/23 10:12 CHECK

9259

Lying in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Lot No. 5 of the Elijah Robertson's Lands, as of record in Plan Book 1, page 48, Chancery Court at Nashville, described according to a survey made by T. R. Sanford, Surveyor, August 8, 1962, as follows:

Beginning at a point in the center of Charlotte Pike, at the corner of Lots 2, 3, 4 and 6 on said plan, being Jordan's northwest corner and being 17 feet westerly from a point opposite an old fence line; thence with the line between said Lots 3 and 5, southwardly 334 feet to an iron pin; thence South 71° 20' west 125 feet to an iron pin; thence northwardly 334 feet to an iron pin in said Pike; thence with same, North 71° 20' East 125 feet to the beginning, containing 0.91 of an acre, more or less.

Being the same property conveyed to Walter M. Owen and wife, Avonda H. Owen, by deed from Cecil E. Birge, Jr. and wife, Carlyn Birge, of record in Book 4588, page 692, 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 16th 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 16th day of March, 1982.

Betty R. Powers
Notary Public

My Commission Expires: 4-22-84

IDENTIFICATION REFERENCE
MAR 23 3 06 PM '82
FELIX ZANDMAN
DAVIDSON COUNTY, TENNESSEE

68.42.89

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5864 PAGE 821

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			38000.00- CO	
			96.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 105.30-	
8299A	03/23/82		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 4 2 8 9

IDENTIFICATION REFERENCE

MAR 23 3 06 PM '82

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 872598