BP

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

BOOK 5867 PAGE 885

TO: Commerce Union Bank

MORTGAGOR: Wayne Epperly & wife, Ruth S. Epperly

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

Send Tax Bills to: Same

Map-Parcel No. 71-8; 294

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 $26,600.00.

Affiant

Subscribed and sworn to before me, this the 30 day of March, 1982.

Notary Public

My Comm. Expires: 4-22-84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated July 17, 1979, of record in Book 5469, page 182, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Wayne Epperly and wife, Ruth S. Epperly conveyed to Don Lockridge, 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 5821, page 228, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Don Lockridge, 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 26, 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 March 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, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Fifteen Thousand Dollars ($15,000.00), 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 Lot No. 11 on the Plan of Sky View as of record in Book 2331, pages 54 and 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 115.1 feet on the southerly side of Oakview Drive and runs back 321.5 feet on the easterly line and 333 feet on the westerly line to a dead line in the rear on which it measures 143 feet.

Being the same property conveyed to Wayne Epperly by Installent Deed from Marjorie Oakley, as of record in Book 4669, page 297, and by deed from Leamon Andrews, as of record in Book 4837, page 112, both in the 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, 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 26th 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 26 day of March, 1982.

Betty R. Powers
Notary Public

My Commission Expires: 4-22-84

IDENTIF. REFERENCE
MAR 31 11 17 AM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

68531

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5867 PAGE 887

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 AX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

26500.00- CO
65.16 CO TX
.50 PRFEE
6.00 WDEED
CHECK 75.66-
965eA03/31/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G85351

IDENTIF. REFERENCE

MAR 31 11 10 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 873898