BP

FROM: Stephen C. Baker
TRUSTEE

BOOK 5868 PAGE 50

TO: Commerce Union Bank

MORTGAGOR: Henry Ray Ward and wife Kay Ward

Address New Owner as follows:
Commerce Union Bank
One Commerce Place
Nashville, Tennessee 38219

Send Tax Bills to: Same

Map-Parcel No. 82-7; 92, 93, 91, 89, 95, 94 90

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 $ 59,725.00.

Gary Hollandsworth
Affiant

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

Betty R. Powell
Notary Public

My Comm. Expires: 4-22-84

TRUSTEE'S DEED

WHEREAS, by deed of trust dated June 26, 1978, of record in Book 5305, page 59, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Henry Ray Ward and wife Kay Ward 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 12:00 Noon, on March 24, 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 25, March 4 and March 11, 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, Stephen C. Baker, Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the aggregate sum of Twenty-Nine Thousand Five Hundred and no/100 Dollars ($29,500.00), which is the total of the highest bid on each tract of land sold separately (the bid of Nubia Carter for Tract No. 3 having been assigned to Commerce Union Bank) and for and in consideration of each 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:

Land in Davidson County, Tennessee, described as follows:

TRACT I:

Being part of the Dr. Van S. Lindsley Addition to Edgefield, now East Nashville, as per plan in Book 57, page 25, Register's Office for said County.

Said part begins on the westerly side of Meridian Street, at D. F. Sharpe's northeast corner; running thence north fifty (50) feet with the west margin of said street to a point; thence westwardly at right angles to said street one hundred seventy-four (174) feet to an alley; thence southwardly, with the east margin of said alley, fifty (50) feet to D. F. Sharpe's northwest corner; thence eastwardly, with D. F. Sharpe's north line, one hundred seventy-four (174) feet to the point of beginning, being City Number 816 Meridian Street.

TRACT NO. I being the same property conveyed to Henry Ray Ward and Thomas Michael Ward, by deed from David Royce Phillips and wife, Alice Louise Phillips and Ida Jamison, of record in Book 4613, page 807, Register's Office for said County, and being part of the same property conveyed to Henry Ray Ward, by deed from Thomas Michael Ward, of record in Book 4994, page 671, said Register's Office, the said Henry Ray Ward having since died.

TRACT NO. II:

Being Lot No. 139 on the Map of V. S. Lindsley's Property, of record in Book 57, page 25, Register's Office for said County, but not numbered on said plan, described as follows:

Beginning at a point in the westerly margin of Meridian Street, 450 feet north of Hancock Street, being the northeast corner of the property conveyed to Ida Jamison by deed in Book 1012, page 323, said Register's Office; thence along Jamison's north line, westerly 174 feet 3 inches to the easterly margin of a 16-foot alley; thence with the margin of said alley, northerly 50 feet to a point, the southwest corner of the lot conveyed to R. C. Whitsitt, by deed in Book 981, page 299, said Register's Office; thence with Whitsitt's southerly line, easterly 174 feet 3 inches to the westerly margin of Meridian Street; thence with the margin of the same southerly 50 feet to the point of beginning.

TRACT NO. II being the same property conveyed to H. Ray Ward and Thomas M. Ward, by deed from H. R. Ward and W. B. Ward, of record in Book 4455, page 307, Register's Office for said County, and being part of the same property conveyed to Henry Ray Ward, by deed from Thomas Michael Ward, of record in Book 4994, page 671, said Register's Office, the said Henry Ray Ward having since died.

TRACT NO. III:

Being in Lindsley's Addition, to Edgefield, a plan of which is of record in Book 57, page 25, Register's Office for said County, being on that part of said plan not numbered, being referred to as Lot Nos. 141 and 142, and described as follows:

Beginning on the westerly margin of Meridian Street 300 feet northerly from the northerly margin of Hancock Street, formerly Center Street, being J. A. Sharpe's northeast corner; thence with the westerly margin of said Meridian Street, northerly 100 feet; thence at right angles westerly 174-1/4 feet to an alley; thence with said alley southerly 100 feet to J. A. Sharpe's northwest corner; thence with his northerly line, easterly 174-1/4 feet to the beginning.

TRACT NO. III being the same property conveyed to Henry Ray Ward and Thomas Michael Ward, by deed from Nubia A. Carter, of record in Book 4446, page 487, Register's Office for said County, and being part of the same property conveyed to Henry Ray Ward by deed from Thomas Michael Ward, of record in Book 4994, page 671, said Register'sOffice, the said Henry Ray Ward having since died.

TRACT NO. IV:

Being part of an unnumbered tract on the Plan of Dr. V. S. Lindsley's Addition to Edgefield, now East Nashville, as of record in Book 57, page 25, said Register's Office, and also known as Lot No. 144 in the unrecorded part of said tract, and described as follows:

Beginning on the westerly margin of Meridian Street 200 feet north of the northerly margin of Hancock Street; thence with the westerly margin of Meridian Street northerly 50 feet; thence westerly at right angles 174-1/4 feet to the easterly margin of an alley; thence with said alley southerly 50 feet; thence easterly 174-1/4 feet to the point of beginning.

TRACT NO. IV being the same property conveyed to Henry Ray Ward and Thomas Michael Ward, by deed from J. B. Holt and wife, Margaret Holt, of record in Book 4369, page 372, re-recorded in Book 4371, page 264, said Register's Office, and being part of the same property conveyed to Henry Ray Ward, by deed from Thomas Michael Ward, of record in Book 4994, page 671, said Register's Office, the said Henry Ray Ward having since died.

TRACT V:

Being Lot No. 137 in the unrecorded portion of V. S. Lindsley's Addition, as of record in Book 57, page 25, Register's Office for said County, described as follows:

Beginning in the western margin of Meridian Avenue, at the southeast corner of Lot No. 136; thence with said Avenue, southerly 50 feet to a point 550 feet northerly from the northerly margin of Hancock Street (formerly Center Street); thence at right angles to said Avenue, westerly 174-1/4 feet to the easterly margin of an alley; thence with said alley, northerly 50 feet to the southwest corner of said Lot No. 136; thence with the southerly line of said lot, easterly 174-1/4 feet to the beginning.

TRACT NO. V being the same property conveyed to Jack L. Ward, Sr. and Henry Ray Ward, by installment deed from Janie Bell Pruett and husband, J. H. Pruett, of record in Book 4070, page 336, Register's Office for said County, and being part of the same property conveyed to Henry Ray Ward, by installment deed from Jessie W. Ward, Widow of and Devisee under the Will of Jack L. Ward, the same person as Jack L. Ward, Sr., of record in Book 4994, page 675, said Register's Office, the said Henry Ray Ward having since died.

TRACT NO. VI:

A lot or parcel of land in Davidson County, Tennessee, being part of an unnumbered tract shown on the Plan of Dr. V. S. Lindsley's Addition to Edgefield, of record in Book 57, page 25, said Register's Office, and known as Lot No. 138 on said Plan, described as follows:

Beginning at a point in the westerly margin of Meridian Street, 500 feet northerly from the northerly margin of Hancock Street; running thence westerly and parallel with Hancock Street, 174-1/4 feet to the easterly margin of an alley; thence northerly with the easterly margin of said alley 50 feet; thence easterly and parallel with Hancock Street, 174-1/4 feet to the westerly margin of Meridian Street; thence southerly with the westelry margin of said Street, 50 feet to the beginning.

TRACT NO. VI being part of the same property conveyed to Henry Ray Ward by installment deed from Jessie W. Ward, Widow of and Devisee under the Will of Jack L. Ward, the same person as Jack L. Ward, Sr., of record in Book 4994, page 675, Register's Office for said County, the said Henry Ray Ward having since died.

TRACT NO. VII:

Being in northeast Nashville, being part of the property not numbered, on the plan of Dr. V. S. Lindsley's Addition, as of record in Book 57, page 25, Register's Office for said County, described as follows:

Beginning at the westerly margin of Meridian Street, 250 feet northerly from the northerly margin of Hancock Street; thence westerly with the margin of Meridian Street, northwardly 50 feet; thence at right angles westwardly 174-3/4 feet to the easterly margin of an alley; thence with the margin of said alley, southwardly 50 feet; thence eastwardly 174-1/2 feet to the point of beginning.

TRACT NO. VII being part of the same property conveyed to Henry Ray Ward, by installment deed from Jessie W. Ward, Widow of and Devisee under the Will of Jack L. Ward, the same person as Jack L. Ward, Sr., of record in Book 4994, page 675, said Register's Office. the said Henry Ray Ward having since died.

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 25th 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 25 day of March, 1982.

Betty R. Powers
Notary Public

My Commission Expires: 4-22-84

IDENTIF. REFERENCE
MAR 31 2 45 PM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

68 5301

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5868 PAGE 54

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

59725.00- CO
155.22 CO TX
.50 PRFEE
12.00 MDEED
CHECK 167.72-
9693A03/31/82 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

685391

IDENTIF. REFERENCE T

MAR 31 2 46 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 873939