96-1 36
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Request and Recd
Commerce Union Bank
3rd & Broadway
Nash. Tenn

This instrument prepared by:
JACKSON, TANNER & REYNOLDS, Attorneys
Suite 100, 216 Third Avenue, North
Nashville, TN 37201

TRUSTEE'S DEED BOOK 5901 PAGE 796

WHEREAS, Lewis R. Mefford, Jr. and wife, Mimi R. Mefford, by deed of trust dated 13 July 1979, of record in Book 5464, page 913, Register's Office for Davidson County, Tennessee, conveyed the property herein described to Roy L. McDonald, Trustee, for the purpose of securing the payment of a note described in said deed; and

WHEREAS, default was made in the payment of said note and the owner and holder of said note instructed said Trustee to institute foreclosure proceedings as provided in said Deed of Trust; and

WHEREAS, said Roy L. McDonald, Trustee, did advertise in accordance with the provisions of said Deed of Trust to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee, on Friday, February 26, 1982, at 12:00 o'clock Noon; and

WHEREAS, at the time and place as named in said advertisement, said Roy L. McDonald, Trustee, offered the property herein described for sale, to the highest bidder for cash, and the highest and best bid was that of COMMERCE UNION BANK in the amount of Forty-Seven Thousand Five Hundred Thirty-One ($47,531.00) Dollars.

NOW, THEREFORE, I, ROY L. McDONALD, TRUSTEE, in pursuance of the power and authority contained in said Deed of Trust, and in consideration of Forty-Seven Five Hundred Thirty-One ($47,531.00) Dollars do by these presents, sell, transfer and convey unto COMMERCE UNION BANK, its successors and assigns, a certain tract or parcel of land in Davidson County, as follows:

> TRACT I: Certain real estate in the Third, formerly the Second, Civil District of Davidson County, Tennessee, and being in the Town of Donelson, Tennessee, and described as follows:
>
> Beginning at a point in the center line of the Lebanon Pike, the southeast corner of the property conveyed to R. D. Stanford by deed of record in Book 802, page 33, of the Register's Office for said County, and being the southeast corner of the property conveyed to T. R. Guill by deed of record in Book 919, page 241, said Register's Office; thence with Guill's East line and with the East line of the R. D. Stanford property aforesaid North 12-1/2° East 250 feet to a point; thence South 74-3/4° East 79-1/2 feet to a point; thence South 12-/12° West 50

feet to a point; thence South 74-3/4° East 91 feet to a point in the West line of an alley separating the property herein described from that conveyed to J. P. Ellis, Trustee, by deed of record in Book 1031, page 654, said Register's Office; thence with the westerly margin of said alley South 12-1/2° West 200 feet to a point in the center line of Lebanon Pike; thence with the center line of Lebanon Pike North 34-3/4° Weat 170-1/2 feet to the point of beginning.

Together with the right of ingress, egress and regress through and over the entire length and width of the alley adjoining the above described property on the East.

TRACT II: That certain tract of land, approximately 50 feet by 91 feet lying immediately northeast of and adjacent to the tract of land described as Tract No. 2 in the dded from Mary F. Mefford to Lewis R. Mefford, of record in Book 2490, page 17, Register's Office for said County; and being the tract ahown as not covered by deed on the survey by Anderson and Gee, Nashville, Tennessee, dated Nov. 1946, and certified by Harvey Gee to be correct as of Feb. 27, 1952; said tract being described with reference to said survey, as follows:

Beginning at a point in the West line of an alley separating the property conveyed to Lewis R. Mefford and wife by deed of record in Book 1212, page 75, from that conveyed to Lewis R. Mefford and wife by deed of record in Book 1172, page 194, said Register's Office; said point being at an old post located North 11° 15" East a distance of 247.7 feet from the center line of Lebanon Road; thence North 75° West a distance of 87.5 feet to a point; thence northwardly a distance of 3.0 feet to a point; thence westwardly a distance of 3.5 feet, more or less, to a point; thence southwardly, with the easterly line of the northernmost part of the property described in said deed recorded in Book 2490, page 17, a distance of 50 feet, more or less, to a point; thence eastwardly, with the northerly line of the easternmost 91 feet of the property described in said deed recorded in Book 2490, page 17, a distance of 50 feet, more or less to the West line of the aforesaid alley; thence North 11° 15" East, with the West margin of said alley, a distance of 47 feet, more or less, to the point of beginning.

Together with the right of ingress, egress and regress through and over the entire length and width of the alley adjoining the above described property on the East.

Being property conveyed to Lewis R. Mefford, Jr., by deed from Opal Wells Eller, formerly Mefford, Administratrix of the Estate of Lewis R. Mefford, Sr., pursuant to order entered in the Probate Court, Davidson County, Tennessee, said deed being of record in Book 5094, page 181, in Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts of land with the appertuances, estate, title and interest thereto belonging to the said COMMERCE UNION BANK, its successors and assigns, forever. I

this conveyance in pursuance to the powers vested in me as Trustee, transferring to said COMMERCE UNION BANK, it successors and assigns, forever, the benefit of all warranties as made to me in said Deed of Trust, but no further or otherwise.

Executed at Nashville, Tennessee, this 15th day of April, 1982.

Roy L. McDonald
ROY L. McDONALD, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, J. J. Mulloy, a Notary Public in and for said County and State, the within named ROY L. McDONALD, 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 Nashville, Tennessee, this 15 day of April, 1982.

J. J. Mulloy
Notary Public

My commission expires 10-20-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $47.531.00.

Roy L. McDonald Affiant

Subscribed and sworn to before me this 15 day of April, 1982.

J. J. Mulloy, Notary Public

My commission expires 10-20-85

G.9.6.8.0.3.

JUN 22 2 54 PM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PUSH

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5901 PAGE 799

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

47531.00- CO
123.50 CO TX
.50 PRFEE
9.00 WDEED
CHECK 133.00-
4168A06/22/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 9. 6. 8. 0 3.

JUN 22 2 54 PM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 887863