OFFICIAL RECEIPT

FROM: JOHN C. PHIPPS, II
SUBSTITUTE TRUSTEE

BOOK 5919 PG 603

TO: COMMERCE UNION BANK

MORTGAGOR: HOWARD L. CAUGHRON
and MARGUERITE K. CAUGHRON

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

Send Tax Bills to: Same

Map-Parcel No. 42-13; 59

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 $74,000.00.

Gerald D. Neenan
Affiant

Subscribed and sworn to before me, this the 23rd day of August, 1982.

Betty R. Burress
Notary Public

My Comm. Expires: 4-22-84

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated May 19, 1975, of record in Book 4920, page 848, Register's Office for Davidson County, Tennessee, Howard L. Caughron and wife, Marguerite K. Caughron conveyed to Michael T. Christian, Trustee, the hereinafter described real estate, to secure a note of even date therewith, which note is fully described in said deed of trust; and,

WHEREAS, default having occurred in the payment of said note, and in accordance with the terms of said 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 5754, page 328, Register's Office for Davidson County, Tennessee, appointed John C. Phipps, II, Substitute Trustee, in the place and stead of Michael T. Christian, Trustee; and,

WHEREAS, the owner and holder of the said indebtedness directed the said John C. Phipps, II, Substitute Trustee, to sell the said property described in the deed of trust, and in accordance with the terms thereof, and pursuant to said direction, said John C. Phipps, II, Substitute Trustee, did advertise the said property for sale as provided in said deed of trust and note, and the said property was advertised to be sold at 12:00 Noon on July 28, 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 said advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on July 1, 8, 15, 1982; and,

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, Commerce Union Bank, acting through its agent, Gerald D. Neenan, was the highest and best bidder;

NOW, THEREFORE, the undersigned, John C. Phipps, II, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Seven Thousand and No/100 Dollars ($7,000.00), 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:

Land in Davidson county, Tennessee, being Lot No. 6 on the Plan of Kemper Heights, Section IV, as of record in Book 2854, page 65, Register's Office for said County.

Being the same property conveyed to Howard L. Caughron by deed from Barbara Ann Greene Hampton of record in Book 4842, page 851, Register's Office for Davidson County, Tennessee.

This is improved property known as 707 Tuckahoe Drive, Madison, Tennessee 37115.

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 John C. Phipps, II, 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 John C. Phipps, II, Substitute Trustee, has executed this instrument on this the 29 day of July, 1982.

John C. Phipps, II, 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 John C. Phipps, II, 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 29 day of July, 1982.

Betty R. Powers
Notary Public

My Commission Expires: 4-22-84

H.O. 248.7

IDENTIF. REFERENCE

AUG 3 3 20 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR BOOK 5919 PAGE 605

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 74000.00- CO | |
| | | | 192.40 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 198.90- |
| 1415A06/03/82 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

H. O. 2. 4. 8. 7.

IDENTIF. REFERENCE

AUG 3 3 20 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 894837