JCP

FROM: JOHN C. PHIPPS, II
SUBSTITUTE TRUSTEE

BOOK 5927 PAGE 868

TO: COMMERCE UNION BANK

MORTGAGOR: John D. Pelham and wife, Linda R. Pelham

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

Send Tax Bills to: SAME

Map-Parcel No. 25-16 Par 15 Js

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 $10,000.00. Commerce Union Bank

by: James Michael Newbill
Affiant Banking Officer

Subscribed and sworn to before me, this the 10th day of August, 1982.

Jill S. James
Notary Public

JILL S. JAMES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Comm. Expires: 1-20-85

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated May 12, 1978, of record in Book 5290, page 471, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", John D. Pelham and wife, Linda R. Pelham 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 lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 5849, page 453, Register's Office for Davidson County, Tennessee, appointed John C. Phipps, II, Substitute Trustee, in the place and stead of Stephen C. Baker, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed John C. Phipps, II, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, John C. Phipps, II, 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 August 10, 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 July 15, 22 and 29, 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, John C. Phipps, II, Substitute Trustee, pursuant to the bid of Commerce Union Bank,

acknowledges receipt of the sum of Ten Thousand and No/100 Dollars ($10,000.00), 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. 34 on the Plan of Goodlettsville Heights, section III, a plat of which is of record in Book 1835, page 98, Register's Office for said County.

Said Lot No. 34 fronts 125 feet on the east side of Dickerson Road (U.S. 41-E), and runs back 247.9 feet on the north line and 201.7 feet on the south line, and shows 133.8 feet on the rear line.

Being the same property conveyed to John D. Pelham and wife, Linda R. Pelham, by deed from Jack N. Stevens and wife, Judith J. Stevens, of record in Book 4920, page 794, Register's Office for said County.

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 10th day of August, 1982.

John C. Phipps, II, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jill S. James, 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 10th day of August, 1982.

Jill S. James
Notary Public

My Commission Expires: 1-20-85

JILL S. JAMES NOTARY PUBLIC DAVIDSON COUNTY

H 05289

IDENTIF. REFERENCE

AUG 23 10 49 AM '82

FEE $ REGISTER DAVIDSON COUNTY, TN

# OFFICIAL RECEIPT

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 5927 PAGE 870

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 TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 10000.00- CO | |
| | | | 26.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 32.50- |
| | | | 4869A08/23/82 BAL | .00 |

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

H 0 5 2 8 9

IDENTIF. REFERENCE

AUG 23 10 49 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 898176