FROM: John C. Phipps, II
SUBSTITUTE TRUSTEE

BOOK 5928 PAGE 925

TO: Commerce Union Bank
One Commerce Place
Nashville, TN 37239

MORTGAGOR: Robert C. Lockridge & wife, Lyverta T. Lockridge

Address New Owner as follows: Send tax Bills to: Map-Parcel No.
Commerce Union Bank — Same
One Commerce Place
Nashville, TN 37239

59-15; 147

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 $ 32,500.00

Charles Hooks
Affiant

Subscribed and sworn to before me, this the 24 day of August, 1982.

Betty R. Howard
Notary Public

My Comm. Expires: 4-22-84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated March 7, 1979, of record in Book 5403, page 271, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Robert C. Lockridge & wife, Lyverta T. Lockridge conveyed to John R. Adams, 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 5912, page 490, Register's Office for Davidson County, Tennessee, appointed John C. Phipps, II, Substitute Trustee, in the place and stead of John R. Adams, 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 18, 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 22, 29 and August 5, 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, Charles Hooks, 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 Six Thousand Seven Hundred and No/100 Dollars ($6,700.00), 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. 231 on the Plan of Haynes Manor, Section 2, as of record in Book 3700, page 88, Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a more complete description of said lot.

Said Lot No. 231 fronts 75.0 feet on the northerly margin of Vanderhorst Drive and extends back 163.3 feet on the westerly line and 130.5 feet on the easterly line to a line in the rear on which it measures 81.8 feet.

Being the same property conveyed to Robert S. Lockridge and wife, Lyverta T. Lockridge by deed from Robert T. Lance and wife, Lyde Ella Lance, of record in Book 4926, page 320, Register's Office for Davidson County, Tennessee. The said Robert C. Lockridge and Robert S. Lockridge are one and the same person.

This is improved property known as 658 Vanderhorst, Nashville, 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 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 24th day of August, 1982

John C Phipps II Substitute Trustee

John C. Phipps, II
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty R. Reeves, 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 24 day of August, 1982.

Betty R. Reeves
Notary Public

My Commission Expires: 4-22-84

H 05675

IDENTIF. REFERENCE

AUG 25 10 50 AM '82

REGISTER DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 5928 PAGE 927

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
			32500.00- CO	
			84.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	91.00-
5321	A	08/25/82	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.0567.5

IDENTIF. REFERENCE

Aug 25 10 50 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 898611