dp

FROM: Stephen C. Baker
TRUSTEE

BOOK 5951 PAGE 294

TO: Commerce Union Bank

MORTGAGOR: Jerry C. Sailors and Lynn F. Sailors

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

Send Tax Bills to: Same

Map-Parcel No. 182, 102

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 $ 113,304.50.

Judy Sanders
Affiant

Subscribed and sworn to before me, this the 13th day of October, 1982.

Betty R. Powers
Notary Public

My Comm. Expires: 4-22-84

TRUSTEE'S DEED

WHEREAS, by deed of trust dated March 1, 1982, of record in Book 5498, page 18, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Jerry C. Sailors and Lynn F. Sailors 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 October 12, 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 Nashville, Davidson County, Tennessee, on September 16, 23 and 30, 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, Al Babich, 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 sum of One Hundred and No/100 Dollars ($100.00), 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:

10/18 301.05 CHECK

4543

Land in the Fifth Civil District of Davidson County, Tennessee, being Tract No. 2 of an unrecorded survey by Donald W. Fortner, dated March 16, 1974, as follows:

Beginning at an iron pin 25.00 feet east of the center of Cain Ridge Road marking the northwest corner of the Bond's property as conveyed in Book 4586, page 43, Register's Office for said County; and the southwest corner of the property conveyed to Ernest E. Yenawine and wife, by deed of record in Book 2240, page 110, said Register's Office; thence south 85 deg. 33 min. East 638.20 feet with a wire fence along said Yenawine's southerly boundary; thence South 85 deg. 36 min. East 395.15 feet; thence South 2 deg. 38 min. East 359.42 feet, thence North 58 deg. 42 min. West 357.29 feet; thence North 87 deg. 00 min. West 753.74 feet to an iron pin in the margin of Cain Ridge Road; thence North 3 deg. 00 min. East 214.20 feet with said margin to the point of beginning, containing 5.35 acres, more or less.

Being the same property conveyed to Jerry C. Sailors and wife, Lynn F. Sailors, by installment deed from James M. Fischer, Jr., Tr., with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, of record in Book 4900, page 909, said Register's Office.

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 13th day of October, 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 13 day of October, 1982.

Betty R Powers
Notary Public

My Commission Expires: 4-22-84

H 12999

T. IDENTIF. REFERENCE

OCT 18 10 56 AM '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 5951 PAGE 296

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
			113304.50	CO
			294.58	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK:	301.08
			4543A 10/18/82	BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 12999

IDENTIF. REFERENCE

OCT 18 10 56 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 905206