THIS INSTRUMENT WAS PREPARED BY:
WILKINS AND ADAMS, ATTORNEYS
2210 Crestmoor Road
Nashville, TN 37215

SEND TAX BILLS -- NEW OWNER:
COMMERCE UNION BANK
One Commerce Place
Nashville, Tennessee 37219
18W-4820 82-16-260

SUBSTITUTE TRUSTEE'S DEED BOOK 5978 PAGE 890

WHEREAS, on the 23rd day of February, 1982, J. G. Palmer was named Trustee in a Deed of Trust of even date executed by John T. Haffner and wife, Valerie Elizabeth Haffner, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $66,500.00, principal and interest at 12.375% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5855, page 260, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Wilkins and Adams, Attorneys was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 5952, page 312, in the Register's Office for Davidson County, Tennessee; Wilkins and Adams, Attorneys, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: November 25, 1982, December 2, 1982, and December 9, 1982, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of equities of redemption, dower, and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement on Friday, December 17, 19 82, at 11:00 A.M., at the south door of the Courthouse in Davidson County, Tennessee, Wilkins and Adams, Attorneys, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time COMMERCE UNION BANK, submitted the highest and best bid in the amount of $60,540.94.

NOW THEREFORE, in consideration of the premises, Wilkins and Adams, Attorneys, Substitute Trustee, does hereby sell, transfer and convey to COMMERCE UNION BANK, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 111 on the plan of J. S. Williams Addition to Edgefield, of record in Book 21, page 45, Register's Office for said County.

SAID property fronts 60 feet on the southerly margin of Fatherland Street and extends back between parallel lines, with the westerly margin of South 9th Street, formerly Prisilla Street, erroneously referred to as the easterly margin, 210 feet to an alley.

BEING the same property conveyed to John T. Haffner and wife, Valerie Elizabeth Haffner by deed from James B. Conroy, unmarried, of record in Book 5855, page 257, Register's Office for Davidson County, Tennessee.

Wilkins and Adams, Attorneys, Substitute Trustee, conveys to COMMERCE UNION BANK, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in it under said Deed of Trust hereinabove referred to and not as an individual.

OFFICIAL RECEIPT

BOOK 5978 PAGE 891

WITNESS my hand at Nashville, Tennessee, this 17th day of December, 1982.

WILKINS AND ADAMS, ATTORNEYS
Substitute Trustee

BY: _____
Percy Wilkins, Jr.
Partner

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Percy Wilkins, Jr., partner of Wilkins and Adams, Attorneys, 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 the 17th day of December, 1982.

_____
NOTARY PUBLIC

My commission expires: 1/20/85

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 60,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 17th day of December, 1982.

_____
NOTARY PUBLIC

My commission expires: 1/20/85

12/17 163.80 - CHECK

6056

H 2 T 9 9 2

IDENTIF. REFERENCE

Dec 17 11 16 AM '82

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR BOOK 5978 PAGE 892

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
			60540.94- CO	
			157.30 CO TX	
			.50 PRFEE	
			6.00 MOEED	
			CHECK	163.80-
			6056A12/17/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 1 9 9 2

IDENTIF. REFERENCE

DEC 17 11 16 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916311