5998

3534 01/26 135.20- CHECK

BOOK 5998 PAGE 35

FROM: MARC T. MCNAMEE
SUBSTITUTE TRUSTEE

TO: COMMERCE UNION BANK MORTGAGOR: BUFORD G. FROGGE AND WIFE, LYDIA B. FROGGE

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.

Commerce Union Bank SAME 147-14 parcel 13
One Commerce Place
Nashville, Tennessee 37219

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 $149,500.00

Affiant

Subscribed and sworn to before me, this the 25th day of January, 1983.

Notary Public

My Comm. Expires: 4-22-84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated January 20, 1979, of record in Book 5470, page 229, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Buford G. Frogge and wife, Lydia B. Frogge conveyed to Doswell Brown, 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 5982, page 215, Register's Office for Davidson County, Tennessee, appointed Marc T.

receipt of the sum of Twenty-One Thousand Five Hundred and No/100 Dollars ($21,500.00), 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. 114, Candlestick Farms, Section I, as of record in Book 3300, page 56, Register's Office for Davidson County, Tennessee.

Said Lot No. 114, fronts 76.0 feet on the curved easterly side of Greentree Drive and runs back 162.0 feet on the northerly side and 149.1 feet on the southerly side to a broken line in the rear, measuring 122.4 feet.

Being the same property conveyed to Buford G. Frogge and wife, Lydia G. Frogge, by deed from W. J. Driver by Chas. M. Johnson, Attorney in Fact, as Administrator of Veterans Affairs, of record in Book 4234, page 920, Register's Office for Davidson County, Tennessee.

This is improved property known as 5106 Greentree Drive, Nashville, Tennessee 37211.

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 Marc T. McNamee, 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 Marc T. McNamee, Substitute Trustee, has executed this instrument on this the 25 day of January 1983.

Marc T. McNamee, Substitute Trustee

Marc T. McNamee,
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 Marc T. McNamee, 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 25th day of January, 1983.

Betty R. Powers
Notary Public

My Commission Expires: 4-22-84

H 28051

IDENTIF. REFERENCE

JAN 26 10 45 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5998

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

RECEIVED OF _____

FOR _____

BOOK 5998 PAGE 37

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
			45500.00-	CO
			128.70	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 135.20-
			3534A01/26/03	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 8 0 5 1

IDENTIF. REFERENCE

JAN 26 10 45 AM '03

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 925828

37