OFFICIAL RECEIPT

BOOK 6009 PAGE 17

FROM: STEPHEN C. BAKER, TRUSTEE

TO: COMMERCE UNION BANK

MORTGAGOR: Jimmy S. Jenkins and wife, Emma Elizabeth Jenkins, and Bertha T. Richmond

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

Send Tax Bills to: SAME

Map-Parcel No. 86-1; 80

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

RAB

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $52,500.00.

Affiant

Subscribed and sworn to before me, this the 18 day of February, 1983.

Notary Public

My Comm. Expires: 1-18-87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TRUSTEE'S DEEDS

WHEREAS, by deed of trust dated December 11, 1981, of record in Book 5833, page 951, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Jimmy S. Jenkins and wife, Emma Elizabeth Jenkins and Bertha T. Richmond, an unmarried person, 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 February 17, 1983, 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 January 27, February 3 and February 10, 1983; 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 Fifty-Two Thousand Five Hundred and No/100 Dollars ($52,500.00), 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:

02/18 443.00 CHECK

5161

OFFICIAL RECEIPT

A tract of land on the northwesterly side of Lebanon Road described by survey dated June 11th, 1972 by Willie B.:Granstaff Surveyor as follows:

BOOK 6009 PAGE 18

Beginning at an iron pin on the northwesterly right of way line of Lebanon Road, U.S. Highway 70N, the northeasterly corner of the Pizza Hut Property of record in Book 4676, page 66, Register's Office for Davidson County, Tennessee; thence N 43° 28' W 200 ft. to an iron pin; thence N 44° 54' E 70 feet to an iron pin; thence S 43° 28' E 200 feet to an iron pin on the northwesterly right of way line of Lebanon Road; thence with said right of way line S 44° 54' W 70 ft. to the point of beginning.

Being the same property conveyed to Jimmy S. Jenkins, Jr. and wife, Emma Elizabeth Jenkins, and R. J. Richmond and wife, Bertha T. Richmond, by deed from Donelson Development Company, Inc., of record in Book 4971, page 194, said Register's Office, the said R. J. Richmond having since died.

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 18th day of February, 1983.

Stephen C. Baker, Trustee
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Beth Ann Bright, 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 18 day of February, 1983.

Beth Ann Bright
Notary Public

My Commission Expires: 1-18-87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RUSH

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

FEB 18 3 00 PM '83

IDENTIF. REFERENCE

H 3 1 8 5 2

bab/2/17/83

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6009 PAGE 19

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 52500.00- CO | |
| | | | 136.50 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 143.00-. | |
| | | | 8161A02/18/83 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FEB 18 3 00 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

FEB 18 3 1 8 5 2

No. 930290