This Instrument Prepared By:
Jefferson H. Ockerman, Attorney
Commerce Union Bank
One Commerce Place
Nashville, Tennessee 37219

Send Tax Bill to New Owner:
Commerce Union Bank
One Commerce Place
Nashville, Tennessee 37219

Map 81-1 Parcel 83

BOOK 6011 PAGE 708

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated August 30, 1979, to Clarence Reynolds, Trustee, executed by Samuel E. Wallace and wife, Jean E. Wallace, as same appears of record in Book 5497, Page 280, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Clarence Reynolds, as Trustee, under said Deed of Trust and has nominated and appointed Jefferson H. Ockerman as Successor Trustee, pursuant to the terms of said Deed of Trust, which appointment of Successor Trustee is of record in Book 5960, Page 964, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Jefferson H. Ockerman, Successor Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on January 27, 1983, and subsequent insertions appearing on February 3, 1983 and February 10, 1983, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on Tuesday, February 22, 1983, at 11:15 a.m., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned

offered said real estate for sale in accordance with all the terms and requirements in the above-referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Commerce Union Bank at and for the sum of Fifty Five Thousand and 00/100 Dollars ($55,000.00), which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Commerce Union Bank of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Jefferson H. Ockerman, as Successor Trustee, does hereby grant, bargain, sell and convey to the said Commerce Union Bank, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to wit:

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Northside Addition, Section II, as of record in Book 2330, page 121, Register's Office for said County.

Said Lot No. 4 fronts 162.7 feet on the southwesterly side of River Court and runs back 231 feet on the southeasterly line and 258.7 feet on the northeasterly line, to a dead line in the rear on which it measures 166.4 feet.

Being the same property conveyed to Samuel E. Wallace and wife, Jean E. Wallace by deed from L. D. Hornbuckle and wife, Jean Hornbuckle, of record in Book 3104, page 603, Register's Office for Davidson County, Tennessee.

This is improved property known as 2951 River ~~Drive~~ Court.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Commerce Union Bank, its successors and assigns, in fee simple forever, to whom the said Jefferson H. Ockerman, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Successor Trustee, but no further or otherwise.

OFFICIAL RECEIPT

IN WITNESS WHEREOF, Jefferson H. Ockerman, as Successor Trustee, has executed this instrument on the 22 day of February, 1983.

Jefferson H. Ockerman
JEFFERSON H. OCKERMAN
SUCCESSOR TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jefferson H. Ockerman, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 22nd day of February, 1983.

Karen F. Breeden
NOTARY PUBLIC

My commission expires: 4-17-83

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $71,000.00.

Commerce Union Bank
by: James Michael Newbill
Affiant Banking Officer

Sworn to and subscribed before me, this 23rd day of February, 1983.

Notary Public

My commission expires: 10-20-85

RUSH

IDENTIF. REFERENCE

FEB 25 1 50 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 32888

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6011 PAGE 711

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			71000.00- CO	
			184.60 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	194.10-
			9408A02/25/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 2 8 8 8

IDENTIF. REFERENCE

FEB 25 1 51 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 931502