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 81-7 BOOK 6012 PAGE 238 Parcel 29

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 June 1, 1982, to Stephen C. Baker, Trustee, executed by Jack Williams and wife, Frances Williams, as same appears of record in Book 5898, Page 395, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Stephen C. Baker, 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 5996, Page 776, 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 11:30 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

02/28 10:55 CHECK

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 Twenty Five Thousand and 00/100 Dollars ($25,000.00), 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:

Beginning at an iron pin, the northeast corner of U. S. Highway No. 41 of State Highway No. 12 and Bond Street; thence with the northeasterly margin of said Highway, South 56° 50' east 185.4 feet to an iron pin on the westerly margin of an alley; thence with said alley, northwardly 104 feet to an iron pin on the southerly margin of McDaniel Street; thence with said Street north 87° 55' west 150 feet to an iron pin on the easterly margin of Bond Street; thence with said Street, South 3° east 7 feet to the beginning.

Being the same property conveyed to Jack Williams and wife, Frances Williams, by deed from Mary Bell Lamb, a widow, of record in Book 5082, page 22, Register's Office.

This is improved property known as Lot Nos. 1 and 2 on the Plan of W. B. Street's Subdivision of the Nichol Property, 18th & Clarksville Highway, Nashville, Tennessee.

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.

BOOK 6012 PAGE 240

IN WITNESS WHEREOF, Jefferson H. Ockerman, as Successor Trustee, has executed this instrument on the 22nd 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 $ 35,000.00

Affiant

Sworn to and subscribed before me, this 22nd day of February, 1983.

Notary Public

My commission expires: 4-20-86

H 3 3 0 1 5

IDENTIF. REFERENCE

FEB 28 9 19 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6012 PAGE 241

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

35000.00- CO
91.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 100.50-
9552A02/28/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 3 0 1 5

IDENTIF. REFERENCE

FEB 28 9 19 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 931639