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 42-13 Parcel 71

SUCCESSOR TRUSTEE'S DEED BOOK 6017 PAGE 436

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 March 28, 1980, to Stephen C. Baker, Trustee, executed by Rodney E. Fortner and wife, Melanie Fortner, as same appears of record in Book 5587, Page 12, 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 6001, Page 763, 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 February 10, 1983, and subsequent insertions appearing on February 17, 1983 and February 24, 1983, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on March 4, 1983, at 11:00 o'clock a.m., being the time and at the front door of the Courthouse in Nashville, Davidson County,

03/08 333.30 CHECK

1769

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 Thirteen Thousand and 00/100 Dollars ($13,000.00), 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:

Being Lot No. 101 on the Plan of Sherry Heights, Section III, as of record in Book 2331, pages 126 and 127, as amended in Book 3027, page 465, Book 4855, page 609, and Book 5085, page 699, Register's Office for said County.

Said Lot No. 101 fronts 115 feet on the westerly side of Port Drive and extends back 422 feet on the southerly line and 378 feet on the northerly line to a dead line in the rear, measuring 124 feet thereon.

Being the same property conveyed to Rodney E. Fortner and wife, Melanie Fortner, by deed from Max F. Denslow and wife, Anne Boyce Denslow, of record in Book 4500, page 266, Register's Office for said County.

This is improved property known as 204 Port Drive, Madison, 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.

OFFICIAL RECEIPT

BOOK 6017 PAGE 438

IN WITNESS WHEREOF, Jefferson H. Ockerman, as Successor Trustee, has executed this instrument on the 7 day of March, 1983.

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 7th day of March, 1983.

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 $ 83,000.00

Affiant

Sworn to and subscribed before me, this 7 day of March, 1983.

Notary Public

My commission expires: 6-20-86

H34859

IDENTIF. REFERENCE

Mar 8 2 10 PM '83

REGISTER

PUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6017 PAGE 439

FOR _____

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
			63000.00- CO	
			215.80 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	225.30-
1769A03/06/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H34859

IDENTIF. REFERENCE

MAR 8 2 10 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 933784