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

BOOK 6074 PAGE 996

Map 129

Parcel 2-1

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 July 18, 1978 to Stephen C. Baker, Trustee, executed by Ronald E. Munkeboe and wife, Marleen E. Munkeboe, as same appears of record in Book 6037, Page 979, 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 6037, Page 979, 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 May 19, 1983, and subsequent insertions appearing on May 26, 1983 and June 2, 1983, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on June 13, 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 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 Thirty Five and 00/100 Dollars ($35,000.00), 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. 753 on the Plan of West Meade Farms, Section VIII, as of record in Book 2331, pages 14 and 15, Register's Office for said County.

Said Lot No. 753 frontss 152 feet on the northerly side of Jocelyn Hollow Road and runs back 437 feet on the westerly line and 394 feet on the easterly line to a dead line in the rear on which it measures 104 feet.

Being the same property conveyed to Ronald E. Munkeboe andwife, Marleen E. Munkeboe, by deed from Rita G. Hounihan Patton, of record in Book 4850, page 771, Register's Office for Davidson County, Tennessee.

This is improved property known as 6552 Jocelyn Hollow Road, Nashville, Tennessee 37205.

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.

IN WITNESS WHEREOF, Jefferson H. Ockerman, as Successor Trustee, has executed this instrument on the 13th day of June, 1983.

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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 13th day of June, 1983.

Karen F. Bradon
NOTARY PUBLIC

My commission expires: 4-1987

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 $ 78,500.

Affiant

Sworn to and subscribed before me, this 14 day of June, 1983.

Notary Public

My commission expires: 10-20-85

RUSH

IDENTIF. REFERENCE

JUN 14 2 35 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

H 53933

36/14 215.00 - Cash

4826

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR BOOK 6074 PAGE 999

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

70600.00- CO
204.10 CO TX
.50 PRFEE
9.00 WDEED
CHECK 213.60-
4886A06/14/03 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 53933

IDENTIF. REFERENCE

JUN 14 2 38 PM '03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 956166