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 16 Parcel 275-2

SUCCESSOR TRUSTEE'S DEED

BOOK 6106 PAGE 717

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 12, 1977, to William N. Dearborn, Trustee, executed by Henry Hudson and wife, Ruth C. Hudson, as same appears of record in Book 5186, Page 631, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed William N. Dearborn 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 6086, Page 650, 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 July 7, 1983, and subsequent insertions appearing on July 14, 1983 and July 21, 1983, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on July 28, 1983, at 12:15 p.m., being the time and at the south 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 Six Thousand and 00/100 Dollars ($36,000.00), 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 Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Map of the Resubdivision of Lot Nos. 340, 341, 342, and 343, of the Oakwood Park Subdivision, as of record in Book 3500, page 124, Register's Office for said County, and more particularly described as follows:

Lot No. 1: Beginning at a point in the southerly margin of Mile End Avenue, common corner of Lot Nos. 1 and 2; thence with the dividing line of said two lots south 0° 10' west 114.9 feet to a point; thence south 89° 45' west 52.60 feet to a point in the easterly margin of North 8th Street; thence with said margin north 0° 10' east 89.59 feet to a point; thence around a curve northeasterly 38.67 feet to a point in the southerly margin of Mile End Avenue; thence with the said margin north 88° 43' east 28.19 feet to the point of beginning.

Lot No. 2: Said Lot No. 2 fronts 48.00 feet on the southerly side of Mile End Avenue and extends back 114.9 feet on the westerly line and 115.72 feet on the easterly line, to a line in the rear on which it measures 45.40 feet.

Being the property conveyed to Henry Hudson by deed from Murray A. Tatom and wife, Bradie C. Tatom of record in Book 3463, page 239, Register's Office for said County.

This is improved property known as corner of Mile End Avenue and South Tenth Street, 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.

IN WITNESS WHEREOF, Jefferson H. Ockerman, as Successor Trustee, has executed this instrument on the 29th day of July, 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 29th day of July, 1983.

Vikki W. Harris
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 3-21-85

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 $36,000.00.

Ron M. Swaboda
Affiant

Sworn to and subscribed before me, this 1st day of August 1983.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7-21-84

H 6 4 0 6 4

IDENTIF. REFERENCE

AUG 1 1 10 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6106 PAGE 720

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
			36000.00-	CO
			983.60	CO TX
		VD	983.60-	CO TX
			93.60	CO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 103.10-
6211A	08/01/83			BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 4 0 6 4

IDENTIF. REFERENCE

AUG 1 11 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 967829