S-16 Oak Creek

Map - 74-C
A-52-N
Parcel 19

PREPARED BY: Percy Wilkins, Jr., Attorney
2210 Crestmoor Road
P. O. Box 150157
Nashville, Tennessee 37215

SUBSTITUTE TRUSTEE'S DEED

BOOK 6319 PAGE 532

WHEREAS, on the 18th day of November, 19 80, J. G. Palmer was named Trustee in a Deed of Trust of even date executed by William Richard Lounder and wife, Debra Ann Lounder, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 52,200.00, principal and interest at 13.25% per annum on the unpaid balance, said Deed of Trust being recorded in TD Book 506, page 238, in the Register's Office for Wilson County, Tennessee; and in Book 6290, page 762, Register's Office for Davdison County, Tennessee; and

WHEREAS, Christy W. Ivey and Linda G. Walker were appointed as Successor Joint Trustees, either of them having full power without the joinder of the other to act, by an instrument of record in TD Book 525, page 431, in the Register's Office for Wilson County, Tennessee; Christy W. Ivey and Linda G. Walker, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in them as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: May 28, 1984, June 4, 1984, and June 11, 1984, in The Lebanon Democrat, a newspaper published in Wilson County, Tennessee, said sale to be for cash and in bar of equities of redemption, dower, and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement on Tuesday, June 19, 19 84, at 11:10 A. M. at the Front door of the Courthouse in Wilson County, Tennessee, as Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time Commerce Union Bank submitted the highest and best bid in the amount of $ 59,445.00.

NOW THEREFORE, in consideration of the premises, Linda G. Walker, Substitute Trustee, does hereby sell, transfer and convey to Commerce Union Bank, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND in the 1st Civil District of Wilson County, and in Davidson County, Tennessee, being Lot No. 16 on the plan of Oak Creek Subdivision, of record in Plat Book 10, page 31, Register's Office for Wilson County, Tennessee, and in Book 5200, page 96, Register's Office for Davidson County, Tennessee.

SAID Lot No. 16 fronts 86.00 feet on the southerly margin of Oak Leaf Drive and extends back 146.80 feet on the easterly line and 145.52 feet on the westerly line to a dead line in the rear, measuring 80.28 feet thereon.

BEING the same property conveyed to William Richard Lounder and wife, Debra Ann Lounder, by deed from Kenneth Willoughby and wife, Ann Willoughby, of record in Deed Book 381, page 536, Register's Office for Wilson County, Tennessee.

I 3 0 3 0 9

T. IDENTIF. REFERENCE

JUN 20 10 29 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Linda G. Walker, Substitute Trustee, conveys to Commerce Union Bank, all the rights conveyed to her as Substitute Trustee in said Deed of Trust, including such covenants and warranties as she, as such Substitute Trustee, may lawfully make, all her actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in her under said Deed of Trust hereinabove referred to and not as an individual.

1 3449 06/20/84

WITNESS my hand at Nashville, Tennessee, this the 19th day of June, 19 84.

Linda G. Walker
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda G. Walker, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of June, 19 84.

Diane Parker
Notary Public

DIANE PARKER NOTARY PUBLIC DAVIDSON CO. TENN.

My Commission Expires: 4-21-85

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $59,445.00.

Linda G. Walker
Affiant

Subscribed and sworn to before me, this the 19th day of June, 19 84.

Diane Parker
Notary Public

DIANE PARKER NOTARY PUBLIC DAVIDSON CO. TENN.

My Commission Expires: 4-21-85

State Tax	$154.44
Fee	$ .50
Recording Fee	$ 6.00
Total	$160.94
Receipt No.	20,977

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.
BY MJ

MAIL TO:

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

Send Tax Bills to:
Commerce Union Bank
One Commerce Place
Nashville, Tn. 37239

Filed for record June 19, 1984
at 11:15 O'clock A.M.
Noted In Note Book 21 Page # 500
Recorded in Deed Book #391 Page # 91
In the Register's office, for
Wilson County, Tennessee.
On this 19th day of June 1984
Margie L. Trice Register
By _____ Dep. Reg