94-01-012
18W 13310

Lot 30

This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

New owner-Send Tax Bills:
Commerce Union Bank
P.O. Box 2546
Nashville, Tennessee 37219

SUBSTITUTE TRUSTEE'S DEED

BOOK 6457 PAGE 48

WHEREAS, on the 23rd day of May, 1983, J. G. Palmer was named Trustee in a Deed of Trust of even date executed by Roy Edward West and wife, Susan Melinda West conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $31,500.00, principal and interest at 13.00% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6066, page 181, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I. Dyke Tatum was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 6426, page 502, in the Register's Office for Davidson County, Tennessee; I, I. Dyke Tatum, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me 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: November 22, November 29, and December 6, 1984, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust, and subject to the statutory right of redemption, if any.

PURSUANT to said advertisement on Wednesday, December 26, 1984, at 11:15 A.M. at the south door of the Courthouse in Davidson County, Tennessee, I, as said 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, P.O. Box 2546, Nashville, Tennessee 37219, submitted the highest and best bid in the amount of $36,275.44.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do 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 Davidson County, Tennessee, being Lot No. 44 on the Plan of N. Hobson's First Addition to Edgefield, as of record in Plat Book 21, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to Roy E. West and wife, Susan M. West by deed from Grace M. Weekley and John D. Applegate of record in Book 5867, page 890, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, conveyed to COMMERCE UNION BANK, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand at Nashville, Tennessee, this 26th day of December, 1984.

I. Dyke Tatum, Substitute Trustee

12/26 100.00- CHECK

3244

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6457 PAGE 49

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

Witness my hand and official seal at office at Nashville, Tennessee, this 26th day of December, 1984.

Louise N. Lloyd
Notary Public

My Commission Expires: 2-1-86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $36,275.44.

Affiant

Subscribed and sworn to before me, this the 26th day of December, 1984.

Louise N. Lloyd
Notary Public

My Commission Expires: 2-1-86

RETURN TO:
I. Dyke Tatum, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

I. 7. 2. 4. 5. 4.

IDENTIF. REFERENCE

DEC 28 11 25 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6457 PAGE 50

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

36275.44- CAMT.
94.38 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 100.88-
8244A12/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 2 4 5 4

IDENTIF. REFERENCE

Dec 26 11 26 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 95994