This Instrument Was Prepared By:
KEVIN J. JONES
LOEWENSTEIN, ZIEGLER & BUFFALOE
1200 THIRD NATIONAL BANK BLDG.
NASHVILLE, TENNESSEE 37219

BOOK 6473 PAGE 762

ADDRESS NEW OWNER:

Commerce Union Bank
One Commerce Place
Nashville, Tennessee 37239

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $35,000.00

AFFIANT

Subscribed and sworn to before me this the 14th day of January, 1985.

NOTARY PUBLIC

My Commision Expires: 4/19/87

I.7.6.5.3.6.

IDENTIF. REFERENCE

JAN 15 9 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 4, 1984, of record in Book 6374, page 596, Register's Office for Davidson County, Tennessee, James A. Carney and wife, Edith A. Carney, conveyed the property herein described to Jefferson H. Ockerman, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, the said Jefferson H. Ockerman, Trustee, was unable to serve as trustee, the lawful owner and holder of said note described in said mortgage, appointed Robert P. Ziegler as Substitute Trustee by written instrument recorded in Book 6444, page 121, Register's Office for Davidson County, Tennessee;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and Commerce Union Bank of Nashville, Tennessee, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for four (4) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on December 13, December 20, December 27, 1984 and January 3, 1985 respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and liens of record on Monday, January 7, 1985, at 12:00 noon at the Main (South) Door of the Courthouse in Nashville, Davidson County, Tennessee; and

01/15 100.50- CHECK

3294

WHEREAS, at said sale, Commerce Union Bank of Nashville, Tennessee, was the highest and best bidder, the amount of its bid being in the sum of Thirty-Five Thousand Dollars ($35,000.00); and,

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed and in consideration of Thirty-Five Thousand Dollars ($35,000.00) credited and applied as a payment on the note secured by the aforementioned Deed of Trust, do by these presents, sell and transfer and convey unto Commerce Union Bank of Nashville, Tennessee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Riverside Drive Subdivision of record in Book 974, Pages 60 and 61, Register's Office for said County.
>
> Said Lot No. 6 fronts 50 feet more or less on the easterly side of Riverside Drive, and runs back between lines 160 feet more or less on the northerly line and 159.5 feet more or less on the southerly line, to a dead line in the rear on which it measures 50 feet.
>
> Being the same property conveyed to Howard L. Young and wife, Robbie S. Young, by Installment Deed from Edith A. Carney and husband, James A. Carney, as of record in Book 5889, Page 739, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Edith A. Carney by quitclaim deed from Howard L. Young and wife, Robbie S. Young, to Edith A. Carney of record in Book 6192, page 324, Register's Office for Davidson County, Tennessee, said conveyance made in lieu of foreclosure.

This conveyance is made subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Commerce Union Bank of Nashville, Tennessee, its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 6374, page 596, Register's Office for Davidson County, Tennessee, and my appointment of record in Book 6444, page 121, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Commerce Union Bank of Nashville, Tennessee, its successors and assigns, all of the right, title, and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereunto set his hand this the 14th day of January, 1985.

ROBERT P. ZIEGLER
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this the 14th day of January, 1985.

Peggy Patterson
NOTARY PUBLIC

PEGGY PATTERSON * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

My Commission Expires:

4/19/87

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

RECEIVED OF _____

FOR _____

BOOK 6473 PAGE 765

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

35000.00- CAMT.
91.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 100.50-
3294A01/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I. 7. 6. 5. 3. 6.

IDENTIF. REFERENCE

JAN 15 @ 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100919