rgs170:1/22/85

BOOK 6480 PAGE 780

FROM: W. FRED WILLIAMS,
SUBSTITUTE TRUSTEE

TO: COMMERCE UNION BANK
One Commerce Place
Nashville, TN 37219

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.
Commerce Union Bank
One Commerce Place Same 104-8;342
Nashville, TN 37219

This instrument prepared by: DEARBORN & EWING, 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $107,480.63.

Affiant

Subscribed and sworn to before me, this the 24th day of January, 1985.

Notary Public

My Comm. Expires: 4-17-88

SUSAN JACKSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated July 8, 1983, of record in Book 6091, page 637, Register's Office for Davidson County, Tennessee, hereinafter referred to as the "Deed of Trust", Eddie Ray Rhines conveyed to Stephen C. Baker, Trustee, the hereinafter described real estate, hereinafter referred to as the "Property", to secure an indebtedness in the original principal amount of Sixty-Seven Thousand Five Hundred Dollars ($67,500.00), said indebtedness being evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, said Deed of Trust was amended, by Amendment to Deed of Trust of record in Book 6201, page 382, Register's Office for Davidson County, Tennessee, by increasing the amount of the indebtedness to One Hundred Seven Thousand Five Hundred Dollars ($107,500.00); and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 6343, page 760, Register's Office for Davidson County, Tennessee, appointed W. Fred Williams, Substitute Trustee, in the place and stead of Stephen C. Baker, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed W. Fred Williams, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, W. Fred Williams, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on January 21, 1985, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in the Nashville Record, a

newspaper of general circulation in Davidson County, Tennessee, on December 27, 1984, January 3, 1985 and January 10, 1985; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Commerce Union Bank, acting through its agent, Steve Cantrell, was the highest and best bidder;

NOW, THEREFORE, the undersigned, W. Fred Williams, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of One Hundred Seven Thousand Four Hundred Eighty and 63/100 Dollars ($107,480.63), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Commerce Union Bank, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Plan of O. B. Hayes Large Lots called "Rokeby" as of record in Book 21, page 87, Register's Office for said County, more particularly described as follows:

Beginning at a point in the easterly margin of 16th Avenue South, formerly Belmont Avenue as widened 220 feet south of the south line of Weston Avenue and being the northwest corner of C. D. Hyde's Lot; thence with the easterly margin of said 16th Avenue South, southerly 55 feet; thence at right angles easterly 144 feet more or less to the westerly margin of an alley; thence with the westerly margin of said alley northerly 55 feet to a point; thence westerly 144 feet more or less to the beginning.

Being the same property conveyed to Eddie Ray Rhines, by deed from Al C. Mifflin and wife Ann W. Mifflin, of record in Book 6091, page 634, Register's Office for Davidson County, Tennessee.

This is improved property known as 1508 16th Ave. South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Commerce Union Bank, a corporation organized under the laws of the State of Tennessee, its successors and assigns, forever; and W. Fred Williams, Substitute Trustee, does hereby transfer, assign, and set over unto Commerce Union Bank, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said W. Fred Williams, Substitute Trustee, has executed this instrument on this the 24th day of January, 1985.

W. Fred Williams, Substitute Trustee

W. Fred Williams, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named W. Fred Williams, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 24th day of January, 1985.

Carol R. Rivers
Notary Public

My Commission Expires: 7/21/85

CAROL R. RIVERS NOTARY PUBLIC TN DAVIDSON COUNTY

RUSH

REGISTER'S OFFICE
DAVIDSON COUNTY, TN
JAN 24 3 18 PM '85

IDENTIF. REFERENCE

178926

01/24 39.00- CHECK

5130

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6480 PAGE 783

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

107480.63- CAMT.
279.50 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 289.00-
6130A01/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1.7.8.9.2.6

IDENTIF. REFERENCE

JAN 24 3 16 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103682