This Instrument Prepared By:
Bone and Crawford
A Professional Law Corporation
Vanderbilt Plaza, Suite 900
2100 West End Avenue
Nashville, Tennessee 37203

BOOK 5540 PAGE 769

Address New Owner(s) As Follows	Send Tax Bills To	Map Parcel Numbers
Richard K. Martin	(Same)	173-1
515 Irene Drive		Par 119 Jd
Mt. Juliet, TN 37122		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated November 29, 1983, executed by Richard K. Martin and wife, Jane Martin, to Stephen C. Baker, Trustee, which is recorded in Book 6184, Page 670, Register's Office for Davidson County, Tennessee; and

WHEREAS, Sam J. McAllester, III was appointed Substitute Trustee in Book 6511, Page 661, Register's Office for Davidson County, Tennessee, and the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by Commerce Union Bank, the lawful holder and owner of the indebtedness secured by said Deed of Trust; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 11:30 A.M., C.S.T., Monday April 22, 1985, at the front door of Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Fifty Six Thousand Two Hundred Ten and 63/100----- ---------- Dollars ($ 56,210.63) by Richard K. Martin

1239

(hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and the sum of Fifty Six Thousand Two Hundred Ten and 63/100---------- Dollars ($ 56,210.63) cash in hand paid by the Grantee, I, Sam J. McAllester, III, Substitute Trustee, have this day bargained and sold and by these presents do transfer and convey to its heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Being Lot No. 5, Monte Carlo, Section IIC, of record in Book 5200, Page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Richard K. Martin and wife, Jane Martin, by deed from Vernon M. Williams & Son Construction, Inc., a Tennessee corporation, of record in Book 6184, Page 667, said Register's Office.

Said property is known as Lot 5, Section IIC, Monte Carlo Subdivision, Cedarmont Drive, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns, forever.

And I covenant with the said Grantee that I am lawfully seized and possessed of said real estate as Substitute Trustee only, and by the terms of the above mentioned Deed of Trust have a good right to sell and convey the that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further convenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through me as Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate than I received as Trustee and that, as Trustee, I have the right to sell and convey.

Witness my hand this 22nd day of April, 1985.

SAM J. MCALLESTER, III
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6540 PAGE 771

Personally appeared before me, Renee D. Gentry, a Notary Public in and for the State and County aforesaid, Sam J. McAllester, III, Substitute Trustee, with whom I am personally acquainted, the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 22nd day of April, 1985.

Renee D. Gentry
NOTARY PUBLIC

RENEE D. GENTRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

July 27, 1986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 56,210.63.

Richard K. Mallon
AFFIANT

Subscribed and sworn to before me this 22 day of April, 1985.

Terri L Hazzard
NOTARY PUBLIC

TERRI L. HAZZARD NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires:

10/20/85

I 9 9 2 0 0

IDENTIF. REFERENCE

APR 24 3 03 PM '85

FEE $ 4.00 REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6540 PAGE 772

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
			56210.63-	CMT.
			146.12	CSTAX
			.50	PRFEE
			9.00	MDEED
				CHECK 155.62-
			1239A04/24/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 9 2 0 0

IDENTIF. REFERENCE

APR 24 3 03 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 128100