file 40

Prepared By: BONE & CRAWFORD, P.C.
Suite 900, Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Statements to:	Map and Parcel No.
COMMERCE UNION BANK ONE COMMERCE PLACE NASHVILLE TN 37219	COMMERCE UNION BANK ONE COMMERCE PLACE NASHVILLE TN 37219	144-11-8

BOOK 6600 PAGE 681

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated December 14, 1983 executed by William G. Simms and wife, Mary Driver Simms, to Jefferson H. Ockerman, Trustee, which is recorded in Book 6201, Page 607, Register's Office for Davidson County, Tennessee, and Sam J. McAllester, III was appointed Substitute Trustee by an instrument of record in Book 6555, Page 359, 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, 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 11:00 A.M., C.D.T., on Monday, July 8, 1985, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, 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, 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 two thousand and no/100 Dollars ($ 52,000.) by Commerce Union Bank (hereinafter referred to as "Grantee"), and said property was knocked off and sold to Grantee.

NOW, THEREFORE, in consideration of the premises and the sum of fifty two thousand and no/100 Dollars ($ 52,000.) cash in hand paid by 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:

07/03 144.70- CHECK

3482

Being Lot No. 2 on the Plan of Hillsboro Park, Section I, as of record in Book 2331, pages 30 and 31, Register's Office for said County.

Said Lot No. 2 fronts 262 feet on the southeasterly side of Hillsboro Pike and runs back 271.4 feet on the northeasterly line and 425 feet on the southeasterly line, to a dead line in the rear on which it measures 302 feet.

Being the same property conveyed to Estes-Taylor Company, by deed from Hillsboro Park, Inc., as of record in Book 3940, Page 749, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William G. Simms and wife, Mary Driver Simms, by deed from Estes-Taylor Company, as of record in Book 3975, page 69, Register's Office for Davidson County, Tennessee.

Said property is known as 6004 Hillsboro Road, Nashville, Davidson County, Tennessee 37215.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Grantee, its 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 same, and that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the 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 Grantee, its 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.

Witness my hand this 8th day of July, 1985.

SAM J. McALLESTER, III,
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marshall L. Hix 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 8th day of July, 1985.

NOTARY PUBLIC

My Commission Expires: January 10, 1989

MARSHALL L. HIX NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 52,000 .

AFFIANT

Subscribed and sworn to before me this 8th day of July, 1985.

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NOTARY PUBLIC

My Commission Expires: JAN 10 1989

MARSHALL L. HIX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

J 1:8 9 3:8

IDENTIF. REFERENCE

JUL 0 12 33 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6600 PAGE 684

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

620[illegible].00- CAMT.
135.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 144.70-
5482A07/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 8 9 3 8

IDENTIF. REFERENCE

JUL 8 12 33 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151744