Address New Owner(s) as Follows:
COMMERCE UNION BANK
SPECIAL ASSETS DEPT.
ONE COMMERCE PLACE
NASHVILLE, TN 37219

Send Tax Bills To:
SAME

Map Parcel No.:
116-8D-90
90.01

BM 10535

TRUSTEE'S DEED

This instrument made and entered into on this the 24th day of February, 1986, by and between WILLIAM B. DRESCHER, Trustee (hereinafter referred to as "Trustee").

WHEREAS, by Deed of Trust dated the 12th day of December, 1983, of record in Book 6193, page 466, Register's Office for Davidson County, Tennessee, as modified and extended by Modification and Extension Agreement dated March 16, 1984, of record in Book 6253, page 967, said Register's Office, Patsy D. Lemmons and Albert G. Lemmons conveyed to William B. Drescher, Trustee, the hereinafter described real estate, to secure payment to Third National Bank in Nashville of a Note dated December 12, 1983, in the original principal amount of Two Hundred Fifty Thousand Dollars ($250,000.00) which principal amount was increased to Three Hundred Fifty Thousand Dollars ($350,000.00) as evidenced by a Promissory Note dated March 10, 1985; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and notice was given of such default to Patsy D. Lemmons and Albert G. Lemmons, in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; and

that the property would be sold at 12:00 o'clock noon on Friday, February 21, 1986 at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on January 23, January 30, and February 6, 1986, following which the default was not cured; and

WHEREAS, the Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Commerce Union Bank, at the price of Four Hundred Twenty Thousand Dollars ($420,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, William B. Drescher, Trustee as aforesaid, in consideration of the premises and the sum of Four Hundred Twenty Thousand Dollars ($420,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Commerce Union Bank, its heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> In the County of Davidson, State of Tennessee, a certain building site being Lot No. 90 as shown on the Plan of Sugartree, Phase III, as of record in Book 4860, pages 117-121, as revised in Book 5050, page 70, Register's Office for said County, to which plans reference is made for a more complete description.
>
> Being the same property conveyed to Patsy D. Lemmons by deed from George F. Dettwiller and wife, Martha D. Dettwiller, as of record in Book 6068, page 562, Register's Office for Davidson County, Tennessee.

liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any other liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(6) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

(8) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(9) Rights of redemption, if any, including, but not limited to the right of redemption set forth in Tennessee Code Annotated Section 66-8-101 et. seq.

WITNESS the signature of the Trustee on this the day and date first above written.

William B. Drescher, Trustee

WILLIAM B. DRESCHER, Trustee

as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of February, 1986.

Denise M. Lauerger
Notary Public

My commission expires: 3-8-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $420,000 Dollars ($420,000.).

Affiant

Subscribed and sworn to before me this the 24th day of February, 1986.

Denise M. Lauerger
Notary Public

My commission expires: 3-8-89

78008

IDENTIFICATION REFERENCE

FEB 24 2 10 PM '86

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6788 PAGE 663

CC - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

420000.00- CAMT.
1092.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1104.50-
7070A02/24/66 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 8 0 8

IDENTIFICATION REFERENCE

FEB 24 2 18 PM '66

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 221553