5C7440

BOOK 6789 PAGE 886

Prepared By: Bone, Langford & Armistead, 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	SAME	128-10
One Commerce Place		42
Nashville, Tennessee 37219		9D-6338

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated September 21, 1981 executed by James P. Tweedy and wife, Gail Tweedy, to Richard M. Davenport, Trustee, which is recorded in Book 5802, Page 223, Register's Office for Davidson County, Tennessee; and

WHEREAS, said Deed of Trust of record in Book 5802, page 223, Register's Office for Davidson County, Tennessee was amended by an Amendment to Deed of Trust dated March 11, 1985 and of record in Book 6508, page 630, Register's Office for Davidson County, Tennessee, wherein James P. Tweedy and wife, Gail Tweedy, waived their statutory right of redemption created by Tenn. Code Ann. § 66-8-101 et seq; and

WHEREAS, Sam J. McAllester, III was appointed Substitute Trustee by an instrument of record in Book 6762, Page 186, 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 11:15 A.M., C.S.T., on Monday, February 24, 1986, 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 Five Thousand and No/100---------- ----------Dollars ($ 5,000.00) 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 Five Thousand and No/100---------- Dollars ($ 5,000.00) 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Stacy Square, Section 2, as of record in Book 4175, page 30, Register's Office for said County.

Said Lot No. 20 fronts 78.0 feet on the westerly side of Sawyer Brown Road, and extends back 169.1 feet on the southerly line and 145.7 feet on the northerly line to a dead line in the rear, measuring 77.64 feet thereon.

Being the same property conveyed to James P. Tweedy and wife, Gail Tweedy, by deed from Edwin A. Groves and wife of record in Book 5564, page 855, Register's Office for Davidson County, Tennessee.

Said property is known as 7941 Sawyer Brown Road, Nashville, Davidson County, Tennessee 37221.

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 24th day of February, 1986.

SAM J. McALLESTER, III,
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 24th day of February, 1986.

Renee D. Gentry
NOTARY PUBLIC

My Commission Expires: July 27, 1986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 5,000.00.

Sam J. McAllester, III
AFFIANT

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

Renee D. Gentry
NOTARY PUBLIC

My Commission Expires: July 27, 1986

RENEE D. GENTRY NOTARY PUBLIC AT LARGE TENNESSEE

IDENTIFICATION REFERENCE

78445

FEB 25 4 14 PM '86

FELIX Z. ROSENTHAL REGISTER
DAVIDSON COUNTY TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6789 PAGE 889

FOR

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

75SBA02/85/86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8446

IDENTIFICATION REFERENCE

FEB 25 4 14 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 222027