BOOK 40

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This Instrument 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	40-104
One Commerce Place		
Nashville, Tennessee 37219		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated November 1, 1984 executed by Helen Burks and husband, James William Burks, to Stephen C. Baker, Trustee, which is recorded in Book 6432, Page 785, Register's Office for Davidson County, Tennessee; and

WHEREAS, Sam J. McAllester, III was appointed Substitute Trustee in Book 6807, Page 118, 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 12:00 o'clock Noon on Monday, April 28, 1986 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 Twenty Thousand and No/100---------- ---------- Dollars ($ 20,000.00) by Commerce Union Bank (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 Twenty Thousand and No/100---------- Dollars ($ 20,000.00) 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 Grantee, its heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Being one-third of the property known as the Hutchison Home Place Property, lying south of Tract No. I, described in the deed of record in Book 4265, page 856, consisting of 72 acres, more or less, conveyed to John Hutchison, by deeds of record in Book 75, page 623, Book 81, page 522, and Book 448, page 352, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the westerly boundary line of said tract of 148-1/2 acres and on the west margin of said 16 foot right of way, running thence south 6° east 40.80 poles to a stake; thence south 21° west 36.48 poles to an elm tree; thence south 31 1/2° east 6.56 poles to a stake; thence south 14° east 18.16 poles to a stake; thence south 40 1/4° east 29.48 poles to a stake; thence 30-1/2° east 13.84 poles to a stake; thence south 63° east 2.12 poles to a stake; thence north 134 poles to a stake in the center of said 16 foot right of way; thence south 88° west 26.96 poles to the beginning, containing 20.06 acres.

The 16 foot right of way running along the east boundary line of the Hutchison Home Place Property widened from 16 to 30 feet and running from the property herein conveyed to Grantee, to join the 30 foot right of way along the east side of the Charles F. Hutchison Tract, Tract No. I, hereinabove described, so as to provide a 30 foot right of way from Old Hickory Boulevard to the property herein conveyed to Grantee, for the use of Grantee, her heirs and assigns, and for the use of the remaining Grantors, their heirs and assigns.

Being the same property conveyed to Helen C. Burks, by quitclaim deed from Harry McNutt, Trustee, of record in Book 6309, page 876, Register's Office for Davidson County, Tennessee.

Said property is known as Old Hickory Boulevard, Whites Creek, Davidson County, Tennessee 37189.

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 same, and 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 28th day of April, 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, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 28th day of April, 1986.

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 $ 20,000.00.

AFFIANT

Subscribed and sworn to

before me this 28th day

of April, 1986.

NOTARY PUBLIC

My Commission Expires: July 27, 1986

95678

IDENTIFICATION REFERENCE

APR 29 10 57 AM '86

FELIX Z. HILSUM JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

20000.00- CAMT.
52.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 61.50-
803 04/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95678.

IDENTIFI REFERENCE

APR 29 10 57 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241998