Feb 40

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 Bills To:	Map and Parcel No.
Commerce Union Bank	SAME	81-7-178
One Commerce Place		
Nashville, Tennessee 37219		

BOOK 7069 PAGE 864

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated October 18, 1979 executed by Charles H. Wilcox and wife, Cassie D. Wilcox, to John R. Adams, Trustee, which is recorded in Book 5516, Page 730, Register's Office for Davidson County, Tennessee; and

WHEREAS, said Deed of Trust of record in Book 5516, page 730, Register's Office for Davidson County, Tennessee was amended by Amendment to Deed of Trust of record in Book 6062, page 471, Register's Office for Davidson County, Tennessee; and

WHEREAS, Sam J. McAllester, III was appointed Substitute Trustee in Book 7023, Page 621, 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, December 8, 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 Fifteen Thousand and No/100---------- ---------- Dollars ($ 15,000.00) 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 Fifteen Thousand and No/100---------- Dollars ($ 15,000.00-) 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:

Land in Davidson County, Tennessee, being the southerly part of Lots Nos. 36 and 37 on the Plan of George Shield's 2nd Addition to North Nashville, as of record in Book 57, page 146, Register's Office for said County, described as follows:

Beginning at a stake at the northwesterly intersection of 18th Avenue, North, as widened and located and the north line of St.Louis Avenue; thence with the margin of St.Louis Avenue westerly 108.6 feet to a stake at the corner of Lots 37 and 38; thence with the line between said lots, northerly 92.4 feet to a stake which is 57.6 feet south from the south margin of an alley; thence southeasterly 16.4 feet to a stake; thence northeasterly 45.8 feet to a stake in the west margin of 18th Avenue North as aforesaid, being 37.5 feet southeasterly from the margin of said alley; thence with the margin of 18th Avenue, North, southeasterly 127.56 feet to the point of beginning.

Being the same property conveyed to Charles H. Wilcox and wife, Cassie D. Wilcox, by deed from Family Service Laundry, Inc., a Tennessee corporation, of record in Book 5516, page 727, Register's Office for said County.

Said property is known as 1901 D.B. Todd, Jr. Boulevard, Nashville, Davidson County, Tennessee 37208.

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 8th day of December, 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 8th day of December, 1986.

NOTARY PUBLIC

RENEE D. GENTRY NOTARY PUBLIC AT

My Commission Expires: May 13, 1990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 15,000.00 .

AFFIANT

Subscribed and sworn to

before me this 8th day

of December, 1986.

NOTARY PUBLIC

RENEE D. GENTRY NOTARY PUBLIC STATE

My Commission Expires: May 13, 1990

73118

IDENTIFICATION REFERENCE

DEC 15 3 47 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7069 PAGE 867

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

150. .0- CKMT.
42.00 RSTAX
.50 PRFE
9.00 MDF
CHECK 51.50-
12/15/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73118

IDENTIFICATION REFERENCE

Dec 15 3 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 23066