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	58-16-72
One Commerce Place		
Nashville, TN 37219		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated December 19, 1983 executed by M.C. Holland, Jr. and wife, Myrtle E. Holland, to Wallace Byron, Trustee, which is recorded in Book 6202, Page 971, Register's Office for Davidson County, Tennessee; and

WHEREAS, Sam J. McAllester, III was appointed Substitute Trustee in Book 6642, Page 687, 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, October 27, 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 Twelve Thousand Two Hundred Eighty Two and 13/100 ---------- Dollars ($ 12,282.13) 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 Twelve Thousand Two Hundred Eighty Two and 13/100---------- Dollars ($ 12,282.13) 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 Lot No. 50 on the Plan of Haynes Park Subdivision, Section 3, as of record in Book 4460, page 185, and amended in Book 4869, page 681, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 92 feet on the westerly side of Haynes Park Drive and runs back between lines 100 feet on the northerly line and 85 feet on the southerly line to a broken line at the rear on which it measures 130.90 feet therein.

Being the same property conveyed to M.C. Holland, Jr. and wife, Myrtle E. Holland, by deed from W.L. Bainbridge Company of record in Book 4935, page 626, Register's Office for Davidson County, Tennessee.

Said property is known as 245 Haynes Park Drive, Nashville, Davidson County, Tennessee 37218.

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 27th day of October, 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 27th day of October, 1986.

Renee D. Gentry
NOTARY PUBLIC

My Commission Expires: May 13, 1990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $12,282.13.

Sam J. McAllester, III
AFFIANT

Subscribed and sworn to
before me this 27th day
of October, 1986.

Renee D. Gentry
NOTARY PUBLIC

My Commission Expires: May 13, 1990

81954

IDENTIFICATION REFERENCE

JAN 9 9 26 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7102 PAGE 4

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81954

IDENTIFICATION REFERENCE

JAN 9 9 26 AM '87

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No32765