B-40

This Instrument Prepared By:
Bone, Langford & Armistead, P.C.
Suite 900, Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

Address of New Owner:	Mortgagee:	Map and Parcel No.:
Commerce Union Bank Special Assets Department One Commerce Place	Margaret Holman McKinstry 1319 Lischey Avenue	71-15 252
Nashville, Tennessee 37219	Nashville, Tennessee 37207	12DA

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated July 13, 1984, executed by Jagdish Michael and wife, Subhashini Michael, to Stephen C. Baker, Trustee, which is recorded in Book 6339, page 640, Register's Office for Davidson County, Tennessee; and

WHEREAS, Commerce Union Bank, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 6339, page 640, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Sam J. McAllester, III as Substitute Trustee by an instrument of record in Book 7115, page 652, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, caused said real property 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, March 2, 1987, at the front door of the 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 Thirteen Thousand Five Hundred Twenty-Eight and 14/100----------Dollars ($ 13,528.14) 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 sum of Thirteen Thousand Five Hundred Twenty-Eight and 14/100---------- Dollars ($ 13,528.14) cash in hand paid by the Grantee, I, Sam J.

03/03 47.30- CHECK

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McAllester, III, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Being part of Lot No. 7 on the Plan of the William White Lands, as of record in Plan Book 1, page 115, Chancery Court at Nashville, described as follows:
>
> Beginning on the easterly margin of Lischey Avenue, at a point 285 feet north of the southerly line of said Lot No. 7; thence with the easterly margin of said Avenue northwardly 100 feet; thence at right angles eastwardly 165 feet; thence parallel with said Avenue southwardly 100 feet; thence westwardly 165 feet to the beginning.
>
> Being the same property conveyed to Jagdish Michael and wife, Subhashini Michael, by deed from Margaret Holman McKinstry, of record in Book 5967, page 10, Register's Office for said County.

Said property is known as 1319 Lischey Avenue, Nashville, Davidson County, Tennessee.

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 property as Substitute Trustee only and, by these 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 covenant 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 Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey.

Witness my hand this 2nd day of March, 1987.

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 said County and State, Sam J. McAllester, III, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of March, 1987.

Renee D. Gentry
Notary Public

RENEE D. GENTRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 13, 1990

STATE OF TENNESSEE

COUNTY OF DAVDISON

The actual consideration or value, whichever is greater, for this transfer is $ 13,528.14.

Affiant

Subscribed and sworn bo before me on this 2nd day of March, 1987.

Renee D. Gentry
Notary Public

RENEE D. GENTRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 13, 1990

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IDENTIFICATION

MAR 3 11 03 AM '87

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7153 PAGE 887

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

13800.14 CAMT.
37.80 CSTAX
.50 PRFEE
9.00 MOR T
CHECK 47.30-
07/04/03/03/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 9. 3. 4. 7.

IDENTIF REFERENCE

MAR 3 11 03 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 51999