rej926;03/12/87
FROM: JAMES R. KELLEY
SUBSTITUTE TRUSTEE

BOOK 7167 PAGE 913

TO: Commerce Union Bank MORTGAGEE: NONE

Mail

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.
Commerce Union Bank Same 104-13-A; 70
One Commerce Place
Nashville, TN 37219

This instrument prepared by: DEARBORN & EWING, 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 140,000.00.

Affiant

Subscribed and sworn to before me, this tne 13th day of March, 1987.

Notary Public

My Comm. Expires: 5/13/90

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated May 22, 1984, of record in Book 6300, page 930, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Frank D. Frazier, unmarried, conveyed to N. Eddie Montgomery, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 7128, page 123, Register's Office for Davidson County, Tennessee, appointed James R. Kelley, Substitute Trustee, in the place and stead of N. Eddie Montgomery, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed James R. Kelley, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, James R. Kelley, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on Friday, March 13, 1987, at the front door of the Courthouse in Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, and all other rights of redemption, statutory or otherwise, homestead, dower and all other exemptions and marital rights, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in the The Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on February 19, 1987, February 26, 1987 and March 5, 1987; and

WHEREAS, at the tire and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Commerce Union Bank, acting through its agent, [redacted], was the highest and best bidder;

NOW, THEREFORE, the undersigned, James R. Kelley, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of One Hundred Forty Thousand Dollars ($ 140,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Commerce Union Bank, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

> Being Building Site No. 70 on the Site Plan of Richmeade Place, Section Four, of record in Book 5210, page 16, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Frank D. Frazier, by deed of record in Book 6300, page 927, said Register's Office.

This is improved property known as 401 Bowling Avenue, No. 78, Nashville, Tennessee.

The above property is sold subject to any and all unpaid taxes, and any other prior claims, liens, easements, set back lines and restrictions.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Commerce Union Bank, a corporation organized under the laws of the State of Tennessee, its successors and assigns, forever; and James R. Kelley, Substitute Trustee, does hereby transfer, assign, and set over unto Commerce Union Bank, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said James R. Kelley, Substitute Trustee, has executed this instrument on this the 13th day of March, 1987.

James R. Kelley
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Kelley, Substitute Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of March, 1987.

Dianne L. Adams
NOTARY PUBLIC

My Commission Expires: 5/13/90

03804

RECEIVED FOR RECORD
MAR 13 2 16 PM '87

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

RECEIVED OF _____

FOR _____

BOOK 7167 PAGE 915

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

148[illegible] .00 CAMT.
392.00 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 398.50-
1883[illegible]3/13/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03854

IDENTIFICATION REFERENCE

MAR 13 2 16 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 56927