File

caw15:7/21/87
CUB503-721

FROM: James R. Kelley
SUBSTITUTE TRUSTEE

BOOK 7303 PAGE 182

TO: Commerce Union Bank

Address New Owner as follows: Commerce Union Bank
One Commerce Place
Nashville, TN 37219
ATTN: Special Assets Dept

Send Tax Bills to: Same

Map-Parcel No.
MAP 131-6-B Parcel 49
MAP 131-6-C Parcel 24

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 $ 390,000.00 .

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 1987.

Sandra Hunter
Notary Public

My Comm. Expires: 11-12-89

NOTARY PUBLIC DAVIDSON CO. TN

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated June 17, 1986, of record in Book 6894, page 796, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Southern Crest Custom Homes, Inc. conveyed to Scott C. Williams, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by notes of even date therewith, which notes are 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 7276, page 310, Register's Office for July 22, 1987 County, Tennessee, appointed James R. Kelley, Substitute Trustee, in the place and stead of Scott C. Williams, 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 July 22, 1987, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, statutory rights of redemption, exemption of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on July 2, July 9, and July 16, 1987; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Commerce Union Bank, acting through its agent, Tim Miller, 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 Three Hundred Ninety Thousand & 00/100 Dollars ($390,000.00), 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:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Burton Hills Village of Huntington, Tract 10, as of record in Book 6250, page 612, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Southern Crest Custom Homes, Inc. by deed from Burton Hills Properties, of record in Book 6894, page 790, Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Burton Hills Village of Summerwind, Tract 12, as of record in Book 6250, page 811, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Southern Crest Custom Homes, Inc. by deed from Burton Hills Properties, of record in Book 6894, page 784, Register's Office for Davidson County, Tennessee.

Both tracts are subject to the declarations of restrictions of record in Book 6326, page 588, Book 6517, page 522 as amended in Book 6691, page 593, Book 6778, page 536, Book 6778, page 510 as amended in Book 6778, pages 532 and 536, Book 6644, page 1 and Book 6637, page 717; the charters of record in Book 6517, pages 505 and 511, and Book 6665, page 1; easements contained in instrument of record in Book 4298, page 491; agreements of record in Book 6470, page 383, and Book 6655, page 47; and all matters as shown on the plans of record in Book 6250, pages 612 and 811, said Register's Office.

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 22 day of July, 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, the within named, James R. Kelley, Substitute Trustee, the 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 office in Nashville, Tennessee, this 22nd day of July, 1987.

Sandra Hurst
NOTARY PUBLIC

My Commission Expires: 11-12-89

48034

IDENTIFT REFERENCE

JUL 22 1 20 PM '87

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7303 PAGE 185

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
			390000.00- CONT.	
			1092.00 STAX	
			.50 RFEE	
			9.00 MTG TX	
			CHECK 1101.50-	
			2487A07/22/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48034

IDENTIFT REFERENCE

JUL 22 12 20 PM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 106604