FROM: Cyrus L. Booker
SUBSTITUTE TRUSTEE

BOOK 7393 PAGE 632

TO: Commerce Union Bank

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel
Commerce Union Bank One Commerce Place Nashville, TN 38219	SAME	Map 158 Parcel 3

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 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 $74,600.00.

AFFIANT

Subscribed and sworn to before me, this the 30th day of October, 1987.

NOTARY PUBLIC

My Commission Expires: 11/12/90

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated July 12, 1976, of record in Book 5046, page 492, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Manson M. Rowan and wife, Patricia E. Rowan conveyed to Clarence Reynolds, 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 6201, page 381, Register's Office for Davidson County, Tennessee, appointed W. Fred Williams, Substitute Trustee, in the place and stead of Clarence Reynolds, Trustee; and John C. Phipps, II was appointed as Substitute Trustee in the place and stead of W. Fred Williams, Substitute Trustee, said appointment being set forth in Book 6275, page 963, Register's Office for said county, and Cyrus L. Booker was duly appointed as Substitute Trustee in the place and stead of John C. Phipps, II, Substitute Trustee said appointment being set forth in Book 7369, page 845, Register's Office for Davidson County, Tennessee.

WHEREAS, the owner and holder of the indebtedness directed Cyrus L. Booker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Cyrus L. Booker, 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 October 30, 1987, at the front door of the Courthouse in Davidson County, Tennessee, to sell said property to the highest and best bidder for cash, and free from the equity of redemption, homestead, dower and all other exemptions

of every kind, which are hereby expressly waived in said 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 October 8, October 15, and October 22, 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, J. Lee Snodgrass, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Cyrus L. Booker, Substitute Trustee, pursuant to the bid of Commerce Union Bank, acknowledges receipt of the sum of Seventy-Four Thousand Six Hundred and No/100 Dollars ($74,600.00), 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 banking corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Two tracts of land in the 7th Civil District of Davidson County, Tennessee, being Lots 10 (Tract 1) and 11 (Tract 2), as shown on the preliminary plan of the Alexander property and more particularly described as follows:

Tract 1: Beginning at a point in the south right-of-way of a proposed road having a right-of-way width of 50', said point being in the northeast corner of the herein described tract and the northwest corner of Lot 11. Also being South 70°-49' West a distance of 230', more or less, from an iron pin in the south right-of-way line of proposed road, said pin being in the northeast corner of Lot 11 and the northwest corner of Lot 12 and proceeding as follows: Leaving said right-of-way, South 19°-11' East a distance of 373.6', more or less, to a point in a fence line; thence with said fence, South 70°-49' West a distance of 265' more or less, to a point, thence leaving said fence, North 10°-47' West a distance of 387', more or less, to a point in the south right-of-way line of a 50-foot proposed road; thence, with said right-of-way, North 70°-49' East a distance of 210', more or less, to the point of beginning as per office survey by Turner Engineering Company dated January 17, 1974.

Tract 2: Beginning at an iron pin in the northeast corner of the herein described tract, said pin being in the northwest corner of what is shown as Lot 12, said pin being in the east and south right-of-way of a proposed roadway having a right-of-way width of 50' and being 25' from the center line of said proposed road and proceeding as follows: Leaving said right-of-way and with the west boundary of Lot 12, South 19°-11' East a distance of 373.6' to a point in a fence line; thence, with said fence line, South 70°-49' West a distance of 230', more or less, to a point; thence leaving said fence line, North 19°-11' West a distance of 373.6', more or less, to a point in the South right-of-way of a proposed road; thence with said right-of-way, North 70°-49' East a distance of 230', more or less, to the point of beginning as per office survey of Turner Engineering Company dated January 17, 1974.

Tract Nos. 1 and 2 being part of the same property conveyed to Manson M. Rowan and wife, Patricia E. Rowan, by deed from Frank Englert, Jr. and wife, Margaret Pilkerton Englert, of record in Book 4333, page 257, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Commerce Union Bank, a banking corporation organized under the laws of the State of Tennessee, its successors and assigns, forever; and Cyrus L. Booker, 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 Cyrus L. Booker, Substitute Trustee, has executed this instrument on this the 30th day of October, 1987.

Cyrus L. Booker, 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 Cyrus L. Booker, 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, in Nashville, Tennessee, this 30th day of October, 1987.

NOTARY PUBLIC

My Commission Expires:

5-8-91

IDENTIFICATION REFERENCE

79209

NOV 2 3 42 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79209

IDENTIFICATION REFERENCE

Nov 2 3 42 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32068