This instrument prepared by: Mail
William P. Dougan, Attorney at Law
401 Davidson Road, Nashville, TN 37205

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Map/par. 81-8-117

Fld. Bk. 01W-33135

This is improved property at:

1825 DeltaAvenue
Nashville, TN 37208

SEND TAX BILLS TO:

Merrill Lynch Mortgage Corp.
P. O. Box 85366
San Diego, CA 92138-5366

The actual consideration or value, whichever is greater for this transfer, is $ 45,983.17.

William P Dougan
Affiant

Subscribed and sworn to before me, this 7th day of February, 1986.

Stella C Lipkey
Notary Public

My Commission Expires:
My Commission Expires Oct. 24, 1988

SUCCESSOR TRUSTEE'S DEED

Whereas, Findrix Bowers, Jr. and wife Jacqueline Bowers executed a deed of trust on the 26th day of September, 19 80, which was recorded in Trust Deed Book 5657, Page 192, Register's Office of Davidson County, Tennessee, conveying to Wayne R. Tate, Trustee, the hereinafter described property to secure payment to Mercantile Mortgage Company, a promissory note fully described in said deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and Merrill Lynch Mortgage Corporation, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 6760, Page 395, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, William P. Dougan, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on Friday, February 7, 1985 at the front door of the Court House in DAVIDSON County, Tennessee, at 12:00 noon, local time,

the said William P. Dougan, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust; when Merrill Lynch Mortgage Corporation, being the highest and best bidder, became the purchaser at the price of $ 45,983.17, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said Merrill Lynch Mortgage Corporation, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

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BEING Lot No. 376 on the North Nashville Real Estate Company's Plan of record in Book 21, page 105, Register's Office for said County.

Said Lot No. 376 fronts 50 feet on the westerly side of Delta Avenue and extends back between parallel lines, along the southerly margin of Coffee Street, 168.5 feet to an alley in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Findrix Bowers, Jr. and wife Jacqueline Bowers by deed of record in Book 5657, page 189, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
FEB 7 12 18 PM '86
IDENTIFICATION REFERENCE
7 4 8 2 7

TO HAVE AND TO HOLD THE same unto the said Merrill Lynch Mortgage Corporation, its successors and assigns, forever.

William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; that the property is conveyed without covenant or warranty, express or implied, by the substitute trustee; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 7th day of February, 19 86.

William P Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of February, 19 86, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

STELLA C. SFIKAS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires:
My Commission Expires Oct. 24, 1988

Stella C. Sfikas
Notary Public

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 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

45983.17- CNVT.
105.60 CSTAX
.50 PRFEE
6.00 WDSTD
CHECK 120.10-
3NT6A02/07/86 BAL .02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4827.

IDENTIFICATION REFERENCE

FEB 7 12 13 PM '86

FELIX Z. WILSON RT. REGISTER
DAVIDSON COUNTY, TN

No. 217698