MIXON - MLMC No. 120210-0
BENEFACT # J6974
FHA # 483-067799-203

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

82052

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Map No. 92-13-71

Fld. Bk. 11W - 70365

IDENTIFICATION REFERENCE

This is improved property

3508 Park Avenue
Nashville, TN 37209

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 $30,414.64.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 10th day of March, 1986.

Ramon E. Gibbs
Notary Public
My Commission Expires: Sept 19 1986

MAR 11 9 45 AM '86

FEE $

DAVIDSON COUNTY, TN.

RUSH

SUCCESSOR TRUSTEE'S DEED

Whereas, Raymond E. Ausbrook and wife, Julia M. Ausbrook executed a deed of trust on the 20th day of December, 19 78, which was recorded in Trust Deed Book 5378, Page 333, Register's Office of Davidson County, Tennessee, conveying to James R. Bellar, 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 6777, Page 313, 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 Monday, March 10, 1985, at the front door of the Court House in Davidson County, Tennessee, at 12:00 noon

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 $ 30,414.64, and BOOK 6801 PAGE 255

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:

Land in Davidson County, Tennessee, being Lot No. 5 in Block No. 7 on the Plan of Charlotte Park Company's 2nd addition to Nashville, of record in Book 57, page 160, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the northerly side.of Park Avenue (formerly First Avenue) and extends back northwardly, between parallel lines, 150 feet to an alley 20 feet wide.

Being the same property conveyed to Raymond E. Ausbrook and wife Julia M. Ausbrook by deed of record in Book 5378, page 331, Register's Office for said County.

Being the same property conveyed to James W. Mixon and wife Lela P. Mixon by deed of record in Book 5508, page 818, said Register's office.

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; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; 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 10th day of March, 1986.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 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.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

RAMON A. NELMS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Ramon A Nelms
Notary Public

My Commission Expires:
Oct 19th 1986

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
MD - 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

30414.64- CAMT.
75.04 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 85.54-
1855A03/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82052

IDENTIFICATION REFERENCE

MAR 11 9 46 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 226198