McCLAIN/BURKS
FHA # 483-057901
MFI # 129310-9
BENEFACT # J-80907

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

BOOK 6898 PAGE 125

Map & Par. No. 69-4-170

Fld. Book 13DA 45520

This is improved property at:

120 Boyce Ct.
Nashville, TN 37218

OWNER &
SEND TAX BILLS TO:

B. B. Doubleday, Jr.
1123 Church Street
Nashville, TN 37203

Mail

The actual consideration or value, whichever is greater for this transfer, is $ 24,580.00.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 23rd day of June, 1986.

Elizabeth A. Henderson
Notary Public
My Commission Expires: 5/23/90

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SUCCESSOR TRUSTEE'S DEED

Whereas, ELEANOR BOGLIN, an unmarried person executed a deed of trust on the 18th day of January, 1977, which was recorded in Trust Deed Book 5107, Page 237, Register's Office of Davidson County, Tennessee, conveying to Alan L. Saturn, Trustee, the hereinafter described property to secure payment to ALLSTATE ENTERPRISES MORTGAGE CORPORATION, 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 Metmor Financial, Inc., holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 6856, Page 227, 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 June 23, 1986, at the front door of the Court House in Davidson County, Tennessee, at 12:05 P.M.,

the said William P. Dougan, Substitute, 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, homestead, and dower, and all other rights and exemptions which are specifically waived in the deed of trust, as provided therein, when B.B. Doubleday, Jr., the highest and best bidder, became the purchaser at the price of $24,580.00, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said B. B. Doubleday, Jr., his successors and assigns, and his heirs, in bar of the equities of redemption, homestead, and dower, and all other rights and exemptions waived in the deed of trust, 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. 87 on the Plan of Haynes Park Subdivision, Section 2, as of record in Book 4460, page 51, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 87 fronts 34.10 feet on the easterly side of Boyce Court and runs back between lines, 128.10 feet on the northerly side and 123 feet on the southerly side to a broken line at the rear on which it measures 130.15 feet thereon.
>
> BEING the same property conveyed to Eleanor Boglin, unmarried, by deed of record in Book 5107, page 235, said Register's Office.
>
> BEING the same property conveyed by Eleanor Boglin to James Wesley McClain by deed of record in Book 5256, page 200, said Register's office.
>
> BEING the same property conveyed by James W. McClain to Elizabeth A. Burks by deed of record in Book 6806, page 448, said Register's office.

TO HAVE AND TO HOLD THE same unto the said B. B. Doubleday, Jr., his successors and assigns, and his heirs, 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.

Proceeds of the sale are to be distributed as follows:

Principal Balance Due	$22,731.96
Escrow advances	132.07
Interest Due	1,020.90
Total to Metmor Financial, Inc.	23,884.93
Foreclosure Expenses:	
Record Appointment of Successor Trustee	6.00
Advertisement of Sale	204.00
Title Reference	150.00
Attorney's Fees	325.00
Total For Foreclosure	685.00
I.R.S.	10.07
Total proceeds to be distributed	$24,580.00

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 23rd day of June, 1986.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of June, 1986, 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.

Elizabeth A. Henderson
Notary Public

My Commission Expires:

5-13-90

14383
IDENTIFICATION REFERENCE
JUN 25 3 55 PM '86
KELLY A. JOHNSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6898 PAGE 128

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

24580.00- CNVT,
63.96 CSTAX
.50 PRFE
9.00 MISC
CHECK 73.46-
0081A06/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14383

IDENTIFT. REFERENCE

JUN 25 3 55 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 263564