DUNLAP, R.
BANCPLUS # 10155786
FHA # 483-081218-203

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

BOOK 6945 PAGE 54

MAP/PAR 383-9-483

FLD BOOK 18W-15615

This is improved property at:

10-12-14-16 S 14th St.
Nashville, TN 37203

SEND TAX BILLS TO:

Bancplus Savings Association
P. O. Box 47524
San Antonio, TX 78265-6010

The actual consideration or value, whichever is greater for this transfer, is $ 81,038.90.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 8th day of August, 1986.

Elizabeth A. Henderson
Notary Public
My Commission Expires: 5-13-90

SUCCESSOR TRUSTEE'S DEED

Whereas, William F. Copeland and wife, Martha S. Copeland executed a deed of trust on the 29th day of April, 1981, which was recorded in Trust Deed Book 5743, Page 128, Register's Office of Davidson County, Tennessee, conveying to Donald Robinson, Trustee, the hereinafter described property to secure payment to Federated Financial 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 BancPlus Savings Association, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 6909, Page 633, 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 August 8, 1986 at the front door of the Court House in Davidson County, Tennessee, at 12:10 P.M.,

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 BancPlus Savings Association, being the highest and best bidder, became the purchaser at the price of $ 81,038.90, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said BancPlus Savings Association, 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:

BEING Lot No. 3 of the Resubdivision of Lots 11, 12, 13, & 14 of the East Edgefield Addition of Priest Subdivision as of record in Plat Book 5190, Page 380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to William F. Copeland and wife, Martha S. Copeland by deed from Birch Dale Equity Company, a general partnership composed of John W. Phillips and William F. Copeland, of record in Book 5743, Page 126, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ronnie Dunlap and wife Sundra (or Sandra) F. Dunlap by deed from William F. Copeland and wife, Martha S. Copeland of record in Book 5942, page 128, said Register's Office.

30067

IDENTIFICATION REFERENCE

AUG 11 8 40 AM '86

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY

TO HAVE AND TO HOLD THE same unto the said BancPlus Savings Association, 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 8th day of August, 1986.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of August, 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.

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

Elizabeth A. Henderson
Notary Public

My Commission Expires:

5-13-90

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

RECEIVED OF _____

FOR _____

BOOK 6945 PAGE 56

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

8209A08/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 281403

30067

Identify 1 Reference
Aug 11 8 48 AM '86
Felix Z. Wilson II Register
Davidson Co., Tn