BUCHANAN
FHA # 483-0994917-703
BSA # 10223599

BOOK 6958 PAGE 206

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

Fld. Book 15DZ-35040

IDENTIFICATION

The actual consideration or value, whichever is greater for this transfer, is $ 55,578.62.

William P. Dougan
Affiant

This is improved property at:

AUG 25 11 19 AM '86

1619 Riverside Drive
Nashville, TN 37216

Subscribed and sworn to before me, this 21st day of August, 1986.

SEND TAX BILLS TO:

Federal Housing Administration
One Commerce Place, Suite 1600
Nashville, TN 37239

Elizabeth P. Henderson
Notary Public
My Commission Expires: 5/13/90

NOTARY PUBLIC AT LARGE

SUCCESSOR TRUSTEE'S DEED

Whereas, Jerry D. Mayton and wife, Shirley Mayton executed a deed of trust on the 20th day of March, 1985, which was recorded in Trust Deed Book 6518, Page 380, Register's Office of Davidson County, Tennessee, conveying to Larry E. Hamilton & Ronald L. Zenke, Trustees, the hereinafter described property to secure payment to Dominion Bancshares 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 632, 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 12:15 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 $ 55,578.62, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do at the express direction of Bancplus Savings Association, transfer and convey as Substitute Trustee, unto The Secretary of Housing and Urban Development, Washington, D.C., 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. 29 and the southerly half of the westerly 204.5 feet, more or less, of Shinkle Avenue, as shown on the Plan of Riverside Drive Subdivision, of record in Book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee, described according to a survey prepared by Z. J. Wilkerson, Surveyor, October 12, 1940, as follows: SAID Lot No. 29 and the southerly half of the westerly 204.5 feet of Shinkle Avenue front together 70 feet on the easterly side of Riverside Drive and run back between parallel lines 204.5 feet, more or less, to a line on which it measures 70 feet, the southerly 50 feet of said line being the westerly margin of said Lot No. 55 in said subdivision.

BEING the same property conveyed to Jerry D. Mayton and wife, Shirley Mayton by deed of record in Book 6518, page 377, Register's Office for said County.

BEING the same property conveyed to Margaret L. Buchanan from Jerry D. Mayton and wife, Shirley Mayton, by deed of record in Book 6730, page 892, said Register's Office.

TO HAVE AND TO HOLD THE same unto the said Secretary of Housing and Urban Development, Washington, D.C., 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 21st day of August, 1986.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st 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