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

REAL AMER. PROP.
BANCPLUS # 10221267
FHA # 483-0995311-703

BOOK 6994 PAGE 69

Field Book 11D - 90751

MAP/PAR 52-8-107

This is improved property at:

1180-82 Sioux Terrace
Madison, TN 37115

SEND TAX BILLS TO:

Secretary of Housing & Urban Development
Attn: Single Family Property Disposition Branch
One Commerce Pl., Ste. 1600
Nashville, TN 37239

The actual consideration or value, whichever is greater for this transfer, is $71,815.60.

William P. Dougan
Affiant

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

Elizabeth A. Henderson
Notary Public

My Commission Expires: 5/17/90

SUCCESSOR TRUSTEE'S DEED

Whereas, Harold G. Stikeleather and wife, Vivian J. Stikeleather executed a deed of trust on the 13th day of December, 1984, which was recorded in Trust Deed Book 6451, Page 912, Register's Office of Davidson County, Tennessee, conveying to Larry E. Hamilton and D. Gene Merrill, Trustee(s), 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 6969, Page 69, 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 said 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 September 4, 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 $71,815.60, 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, Attention: Single Family Property Disposition Branch, One Commerce Place, Ste. 1600, Nashvile, TN, 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. 181 on the plan of Section 4, Sequoia Valley, of record in Book 5200, page 215, Register's Office for said County.

SAID Lot No. 181 fronts 102 feet on the southerly margin of Sioux Terrace and extends back 150 feet on the easterly line and 150.03 feet on the westerly line to a dead line in the rear, measuring 104.80 feet thereon.

BEING the same property conveyed to Harold G. Stikeleather by deed from Robert W. Slate and wife, Ruth Slate, of record in Book 5917, page 270, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Real American Properties, Inc. by deed from Harold G. Stikeleather, and wife Vivian J. Stikeleather, of record in Book 6706, page 712, said Register's Office.

47467

IDENTIFICATION REFERENCE

SEP 29 4 21 PM '86

REGISTER'S OFFICE DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD THE same unto the said Secretary of Housing and Urban Development, Attention: Single Family Property Disposition Branch, One Commerce Place, Suite 1600, Nashville, TN 37239, 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 September, 1986.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 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.

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires: 5/13/89

Elizabeth A. Henderson
Notary Public