Mail

WALKER
VA # LH331682
BANCPLUS # 10223488

BOOK 7109 PAGE 307

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

Map - Par. 065-05-0

Field Bk. 04D-60902

This is improved property at:

4860 Shasta Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:

BancPlus Mortgage Corp.
P. O. Box 47524
San Antonio, TX 78265-6010

The actual consideration or value, whichever is greater for this transfer, is $ 57,033.00.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 13th day of January, 1987.

Elizabeth A. Henderson
Notary Public

My Commission Expires: 05-13-90

SUCCESSOR TRUSTEE'S DEED

Whereas, Ronald P. Walker and wife, Tammy L. Walker, executed a deed of trust on the 22nd day of March, 19 85, which was recorded in Trust Deed Book 6519, Page 656, Register's Office of Davidson County, Tennessee, conveying to Larry E. Hamilton and 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 Mortgage Corp., holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 7037, Page 634, 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 January 5, 1987, 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, and all other rights and exemptions expressly waived in the deed of trust, when Bancplus Mortgage Corporation, being the highest and best bidder, became the purchaser at the price of $57,033.00, and

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

FELIX Z. WILSON
DAVIDSON COUNTY REGISTER
JAN 16 9 04 AM '87

IDENTIFICATION REFERENCE

8 4 5 5 2

Land in Davidson County, Tennessee, being Lot No. 369 on the plan of Section Four, Sherwood Forest, of record in Book 4460, pages 182 and 183, Register's Office for said County.

Said lot No. 369, which is a corner lot, fronts 101.10 feet on the westerly margin of Shasta Drive and fronts 91.04 feet on the southerly margin of Kennysaw Drive, said frontages being joined by a curve having a length of 38.60 feet, and extends back 153.97 feet on the southerly line and 150.95 feet on the westerly line to a point of intersection.

Being the same property conveyed to Ronald P. Walker and wife, Tammy L. Walker by deed from Charles N. Patty and wife, Betty M. Patty of record in Book 6519, page 653, Register's Office for said County.

TO HAVE AND TO HOLD THE same unto the said Bancplus Mortgage Corp., 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; 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.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 13th day of January, 19 87.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of January, 19 87, 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.

My Commission Expires:
5/13/90

ELIZABETH A. HENDERSON
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Elizabeth A. Henderson
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 7109 PAGE 309

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			57000.00- CAMT.	
			189.00 CSTAX	
			.50 PRFE	
			2.00 WDE.D	
			CHECK 165.10-	
01/20/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84552

IDENTIFICATION REFERENCE

JAN 16 9 41 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35689