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

SADLER, Scott
BANCPLUS #10214131
FHA # 483-093777-203

BOOK 7125 PAGE 85

Map/Par. 34-13 146

Field Bk. 11D-23680

This is improved property at:

114 McKinley St.
Madison, TN 37115

SEND TAX BILLS TO:

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

The actual consideration or value, whichever is greater for this transfer, is $ 35,698.93

William P. Dougan
Affiant

Subscribed and sworn to before me, this 30th day of January, 19 87.

Elizabeth P. Henderson
Notary Public

My Commission Expires: 5/13/90

SUCCESSOR TRUSTEE'S DEED

Whereas, Scott Sadler, Unmarried executed a deed of trust on the 22nd day of November, 19 83, which was recorded in Trust Deed Book 6181, Page 947, Register's Office of Davidson County, Tennessee, conveying to Donald L. Poleway & 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 Mortgage Corp., holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 7063, Page 466, 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 January 5, 1987, at the front door of the Court House in Davidson County, Tennessee, at 12:05 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 Mortgage Corp., being the highest and best bidder,

became the purchaser at the price of $ 35,698.93 , and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do at the express direction of Bancplus Mortgage Corp. , transfer and convey as Substitute Trustee, unto The Secretary of Housing and Urban Development, Attention: Single Family Property Disposition Branch, One Commerce Pl., Ste.1600, Nashville, TN 37239, 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. 12, Block C, on the Plan of East Lawn Subdivision, as of record in Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Scott Sadler, Unmarried by deed from Cecil Miller, Jr., a single person, of record in Book 6181, page 944, Register's Office for said County.

89540

IDENTIFICATION REFERENCE

FEB 3 9 16 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD THE same unto the said Secretary of Housing and Urban Development, Attention: Single Family Property Disposition, One Commerce Pl., Ste. 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 30th day of January , 1987 .

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th 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. AT LARGE

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

My Commission Expires: 5/13/90

Elizabeth C. Henderson
Notary Public