Mail

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

BAIRD
224 Cedarwood Lane
Madison, TN
BancPlus # 10218761
FHA # 483-097301-561

Map/Par. No. 43-2-0-A

Field Book No. 11D-31138

This is improved property at:

The actual consideration or value, whichever is greater for this transfer, is $87,113.96.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 7th day of April, 1987.

Elizabeth A. Henderson
Notary Public

My Commission Expires: 5/13/90

SEND TAX BILLS TO:

BancPlus Mortgage Corp.
P. O. Box 47524
San Antonio, TX 78265-7524

SUCCESSOR TRUSTEE'S DEED

Whereas, NICHOLAS L. BAIRD AND WIFE, BRENDA G. BAIRD executed a deed of trust on the 31st day of July, 1984, which was recorded in Trust Deed Book 6355, Page 945, Register's Office of Davidson County, Tennessee, conveying to Donald L. Poleway 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 Mortgage Corp., holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 7159, Page 84, 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 April 3, 1987, 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 Mortgage Corp., being the highest and best bidder,

became the purchaser at the price of $87,113.96, 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, One Commerce Pl., Ste. 1600, Nashville, TN 37239-1600, 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. 224 as shown on the revised Plan of Cedarwood Courtyard Homes of record in Book 5200, page 590, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Nicholas L. Baird and wife, Brenda G. Baird, by deed from Cedarwood Equity Corporation, which deed is of record in Book 6355, page 942, Register's Office for said County.

This conveyance is subject to any easements and restrictions of record.

15381

IDENTIFICATION REFERENCE

APR 16 8 21 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 37239-1600, 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 7th day of April, 19 87.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of April, 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.

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

My Commission Expires: 5/13/90

Elizabeth A. Patterson
Notary Public