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

HILL, D. R.
FHA # 483-0985400-703
BANCPLUS # 10219770

BOOK 7531 PAGE 28

MAP/PAR. 91-14 18

FIELD BK. 8DA-23365

This is improved property at:

507 Snyder Avenue
Nashville, TN 37209

SEND TAX BILLS TO:

Dept. of Housing and Urban Devleopment
ATTN: Single Family Property Disposal
One Commerce Pl., Ste.1600
Nashville, TN 37239

The actual consideration or value, whichever is greater for this transfer, is $45,666.29.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 15th day of April, 1988.

Elizabeth A. Henderson
Notary Public

My Commission Expires: 5/13/90

1907 05/02 8:04 33CHEA 6.00

SUCCESSOR TRUSTEE'S DEED

Whereas, TONY H. DOWNING and wife, CYNTHIA A. DOWNING executed a deed of trust on the 26th day of October, 19 84, which was recorded in Trust Deed Book 6414, Page 278, 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 7491, Page 327, 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 8, 1988 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, as provided in said deed of trust; when Bancplus Mortgage Corp., being the highest and best bidder,

became the purchaser at the price of $45,666.29, 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 Place, 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:

BEING the South part of Lot No. 190 on the Plan of West Nashville Heights, as of record in Book 332, Page 127, described as follows:

BEGINNING at a point in the westerly margin of Snyder Avenue (formerly Holman Street), 87 feet North of Twin Street (as relocated), being the common corner of Lots Nos. 190 and 121; thence, with the line between said Lots westerly 176.5 feet to the easterly terminus of a 12 foot alley; thence, with the easterly terminus of said alley northerly 6 feet to the north line of said alley; thence, with the line of the same, westerly 88 feet to the intersection of said alley and another 12 foot alley; thence, with the easterly margin of the last mentioned alley, northerly 93.5 feet to the southwesterly corner of the property conveyed to W. R. Easley by Deed of record in Book 1151, Page 640, said Register's Office; thence, with the South line of the Easley Lot easterly 295 feet, more or less, to the westerly margin of Snyder Avenue; thence, with the margin of the same, southerly 55 feet to the point of beginning.

Being part of the same property conveyed to Tony H. Downing and wife, Cynthia A. Downing by Deed of record in Book 6414, page 275, and also part of the same property conveyed to Danny Ray Hill and wife, Eugenia Hill by Deed of record in Book 6739, page 711, Register's Office for Davidson County, Tennessee.

RECEIVED FOR RECORD
MAY 2 9 41 AM '88
DAVIDSON COUNTY, TENN.
RELEX E. WILSON REGISTER

IDENTIFICATION REFERENCE

26027

TO HAVE AND TO HOLD THE same unto the said Secretary of Housing and Urban Development, Attention: Single Family Property Disposition, One Commerce Place, Suite 1600, Nashivlle, 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 15th day of April, 1988.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 1988, 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 C. Henderson
Notary Public