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

THIS CONVEYANCE TO FHA IS TAX EXEMPT.

DISTEFANO, NICHOLAS C.
1431 BRENNER CT, NASHVILLE TN
BancPlus # 10226195
FHA — 483-1034639-770

Map/~~Par~~ 141-12-0-B/064.00 CO

Fld. Bk. 9D-78106

The actual consideration or value, whichever is greater for this transfer, is $ 94,126.94.

William P. Dougan
Affiant

This is improved property at:

1413 Brenner Ct.
Nashville, TN 37221

Subscribed and sworn to before me, this 14th day of September, 19 88.

Notary Public

SEND TAX BILLS TO:

Federal Housing Administration
One Commerce Place, Suite 1600
Nashville, TN 37239

My Commission Expires: 3/14/90

SUCCESSOR TRUSTEE'S DEED

Whereas, NICHOLAS C. DISTEFANO AND WIFE JOANN M. DISTEFANO executed a deed of trust on the 30th day of May, 198_, which was recorded in Trust Deed Book 6572, Page 482, Register's Office of Davidson County, Tennessee, conveying to Larry E. Hamilton and Ronald L. Zenke, Trustee(s), the hereinafter described property to secure payment to Dominion Bancshares 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 Corporation, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 7596, Page 431, 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 August 17, 1988 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 Corporation, being the highest and best bidder,

became the purchaser at the price of $ 94,126.94, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do at the express direction of BancPlus Mortgage Corporation, transfer and convey as Substitute Trustee, unto The Secretary of Housing and Urban Development, Attention: Single Family Property Disposition Branch, One Commerce Place, Suite 1600, Nashville, TN 3723[illegible] 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 Lot No. 57, Southampton, Phase 3, of record in Plat Book 5200, pages 689 and 690, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Nicholas C. Distefano and wife, JoAnn M. Distefano by Warranty Deed of record in Book 6572, page 479, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6120, page 450, said Register's Office, and to redemption by IRS for a period of 120 days following the date of the foreclosure sale.

This conveyance is subject to 1988 taxes, which are a lien not yet due or payable.

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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 160 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 19th day of September, 1988.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 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 3/1/90

Notary Public