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

Shavers/ McLemore
Bancplus #10216108
FHA #483-0958456-203

97571

BOOK 7738 PAGE 897

Map/Par. 90-12/218

Field Book 8DA-29905

IDENTIFICATION REFERENCE

The actual consideration or value, whichever is greater, for this transfer, is $41,460.00.

6.00

This is improved property at:

618 Westboro Dr.

Nashville, TN 37209

Dec 29 1 03 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

William P. Dougan
Affiant

Subscribed and sworn to before me, this 28th day of December, 1988.

SEND TAX BILLS TO:

Secretary of HOusing and Urban Development
Attn.:Single Family Property Disposition Br
251 Cumberland Bend Suite 200
~~Nashville, TN 37228-1803~~

RUSH

A. D. Borgers
Notary Public

My Commission Expires: November 21, 1992

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUCCESSOR TRUSTEE'S DEED

Whereas, James D. Shavers and wife, Sharon A. Shavers executed a deed of trust on the 27th day of April, 1984, which was recorded in Trust Deed Book 5288, Page 310, 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 Co., 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 7649, Page 140, 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 November 21,1988 at the front door of the Court House in Davidson County, Tennessee, at 12:15, 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,

become the purchaser at the price of $ 41,460.00, 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, Nashville, Tennessee, 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. 46 on the PLan of Westboro Section Two, as of record in Book 1424, page 60, 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 James D. Shavers and wife, Sharon A. Shavers by deed of record in Book 6288, Page 307, said Register's Office.

Being the same property conveyed to Alberta McLemore by deed of record in Book 6754, Page 373; to Sharon Ann Pipkin, by deed of record in Book 7142, Page 144, and to Alberta McLemore by deed of record in Book 7459, Page 3259, said Rigister's Office.

TO HAVE AND TO HOLD THE same unto the said Secretary of Housing and Urban Development, Attention: Single Family Property Disposition Branch, Nashville, TN, 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 20th day of December, 1988.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON.

On this 20th day of December, 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: Nov. 20, 1992

K D Burgess
Notary Public

NOTARY PUBLIC