Mail

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

Map No. 136-7/130 02D-60712

Parcel No. _____

This is improved property at:

125 Clearlake Drive, Nashville, TN 37217

SEND TAX BILLS TO:

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

IVOR SHAW/GENE MILLER
10207806
LH 315955

BOOK 7779 PAGE 679

The actual consideration or value, whichever is greater for this transfer, is $ 60,453.00 .

William P. Dougan
Affiant

Subscribed and sworn to before me, this 23rd day of February, 1989.

K. D. Rogers
Notary Public

My Commission Expires: Nov. 21, 1992

SUCCESSOR TRUSTEE'S DEED

Whereas, IVOR SHAW and wife, NADINE SHAW executed a deed of trust on the 19th day of April, 19 83, which was recorded in Trust Deed Book 6040, Page 932, Register's Office of Davidson County, Tennessee, conveying to Donald L. Poleway and D. Gene Merrill, Trustee, 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 Corporation, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 7492, Page 150, 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 sale 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 Feb. 23, 1989, at 12:05 P.M., local time, at the front door o the Court House in Davidson County, Tenn.

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 $ 60,453.00, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said BancPLus Mortgage Corporation, 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. 196 on the Plan of Priest Lake Park, section 4, as of record in Book 4460, pages 15, 16 and 17, 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 Ivor K. Shaw and wife, Nadine Shaw by deed of record in Book 6040, page 929; the same property conveyed to Patsi B. Gregory, Trustee, by deed of record in Book 6527, page 251; and also the same property conveyed to Gene Miller and wife, Jackie L. Miller by deed if record in Book 6736, page 239, said Register's Office.

11512.

IDENTIFICATION REFERENCE

Feb 27 9 22 AM '89

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY TN

0212 02/27 0101 03CHECK 206.15

TO HAVE AND TO HOLD THE same unto the said BancPlus Mortgage Corporation, 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; that the property is conveyed without covenant or warranty, express or implied, by the substitute trustee; 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 23rd day of February, 1989.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

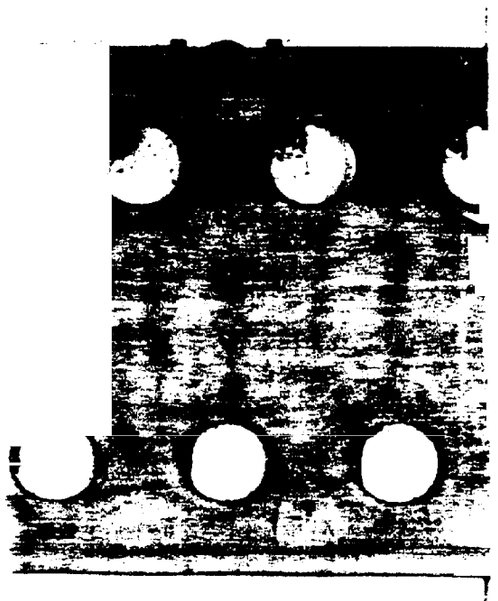
On this 23rd day of February, 1989, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

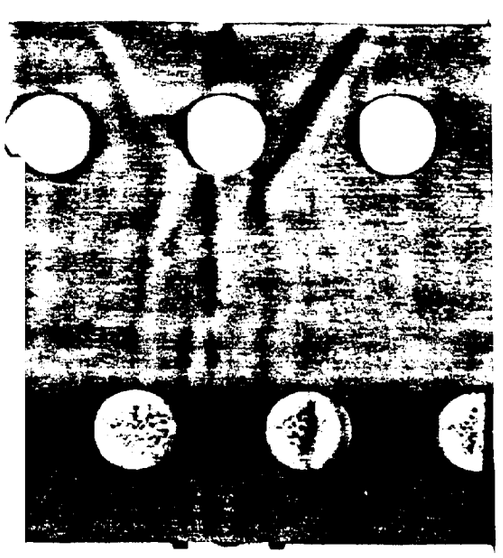
My Commission Expires:
Nov. 21, 1992

K S. Rogers
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 7779 PAGE 681

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	60453.00
CON TX	199.65
PRFEE	0.50
WDEED	6.00
TOTAL	206.15
CHECK	206.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 24 0001 0212

11512

IDENTIFICATION

Feb 27 9 22 AM '98

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184640