Mail

This instrument prepared by:
William P. Dougan, Attorney at Law
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ROGAN: B+ 10223440
FHA# 483-0999648-561

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Map/Par. 042-027-0-A / o7500

Fld. Bk. 11D-42478

This is improved property at:

724 Heritage Drive
Madison, TN 37115

SEND TAX BILLS TO:

Secretary of Housing and Urban Development
Attention: Single Family Property Disposition
Branch, 251 Cumberland Bend- Suite 200,
Nashville, TN 37228-1803

The actual consideration or value, whichever is greater for this transfer, is $ 88,148.16. TAX EXEMPT

William P. Dougan
Affiant

Subscribed and sworn to before me this 24th day of January, 1989.

K. D. Borgers
Notary Public

My Commission Expires: Nov. 21, 1992

SUCCESSOR TRUSTEE'S DEED

BOOK 7818 PAGE 813

6505 04/17 0101 03CHECK 6.00

Whereas, THOMAS ROGAN and wife HATTIE M. ROGAN executed a deed of trust on the 23rd day of January, 1985, which was recorded in Trust Deed Book 6480, Page 868 *, Register's Office of Davidson County, Tennessee, conveying to Larry E. Hamilton and D. Gene Merrell, 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

* and re-recorded in Book 6485, Page 767,

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 7766, Page 410, 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 December 19th at the front door of the Court House in Davidson County, Tennessee, at 12:00 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 $ 88,148.16, 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:

BEING Lot No. 337, Heritage Square, Phase Three of record in Plat Book 5200, Page 539, 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 Thomas Rogan and wife Hattie M. Rogan by deed of record in Book 6480, Page 865, re-recorded in Book 6485, Page 765, Register's Office for said County.

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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, Nashville, Tennessee, 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 24th day of January, 1989.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of January, 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.

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

My Commission Expires: Nov. 21, 1992

NOTARY PUBLIC

Notary Public