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

Map/Par No. 92-9/392

Fld. Bk. 11W-85076

This is improved property at:

3314-B Felicia Ave.
Nashville, TN 37209

SEND TAX BILLS TO:

RCR Services, Inc./MDS
23272 Mill Creek Rd., Suite 100
Laguna Hills, CA 92654

Owner LYDIA MCCRAY, Unmarried
Mtg. Co. No. RCR/MDS# J-22296
FHA/VA No. 483-1169487-761
STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer, is $ 64,206.97.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 3rd day of August, 1989.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

K. D. Barnes
Notary Public

My Commission Expires: Nov. 21, 1992

# SUCCESSOR TRUSTEE'S DEED

BOOK 7919 PAGE 737

Whereas, LYDIA McCRAY, Unmarried executed a deed of trust on the 6th day of November, 19 86, which was recorded in Trust Deed Book 7051, Page 878, Register's Office of Davidson County, Tennessee, conveying to D. Gene Merrill and Frederick E. Brooks, Trustee(s), the hereinafter described property to secure payment to RCR SERVICES, INC. dba MORTGAGE DEFAULT SERVICES COMPANY, 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 RCR SERVICES, INC. dba MORTGAGE DEFAULT SERVICES CO., holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 7836, Page 484, 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 June 30, 1989 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 RCR SERVICES, INC. dba MORTGAGE DEFAULT SERVICES CO., being the highest and best bidder,

became the purchaser at the price of $ 64,206.97, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said RCR SERVICES, INC. dba MORTGAGE DEFAULT SERVICES COMPANY, 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. 63-B Zone Lot Division of Lot 63 of the resubdivision of Lto (Lot) 63 of Wilcox Subdivision as of record in Book 6200, Page 480, 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 Lydia McCray by deed of record in Book 7051, Page 875, said Register's Office.

5957.0

IDENTIFICATION REFERENCE

AUG 21 3 08 PM '89

DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD THE same unto the said RCR SERVICES, INC. dba MORTGAGE DEFAULT SERVICES COMPANY, 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 3rd day of August, 1989.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 19 89, 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.

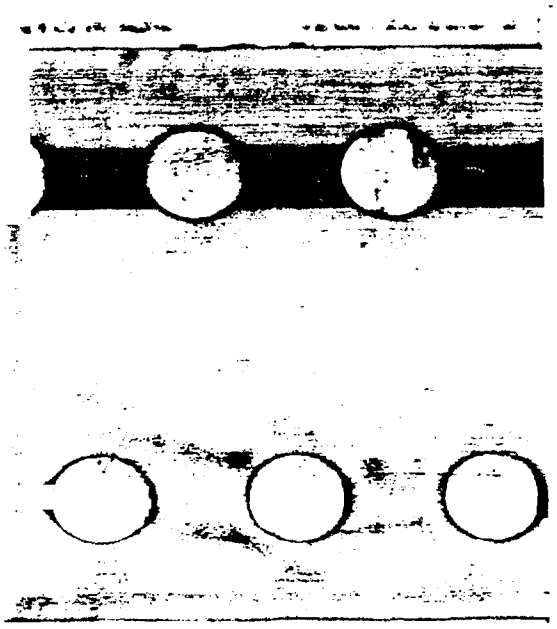
IN WITNESS WHEREOF, I have hereunder set my hand and seal.

K. DuBerger
Notary Public

MY COMMISSION Expires:

Nov. 21, 1992

7772 08/21/89 01:41 03CHECK 218.86



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7919 PAGE 739

| | | |
|---|---|---|
| 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 |

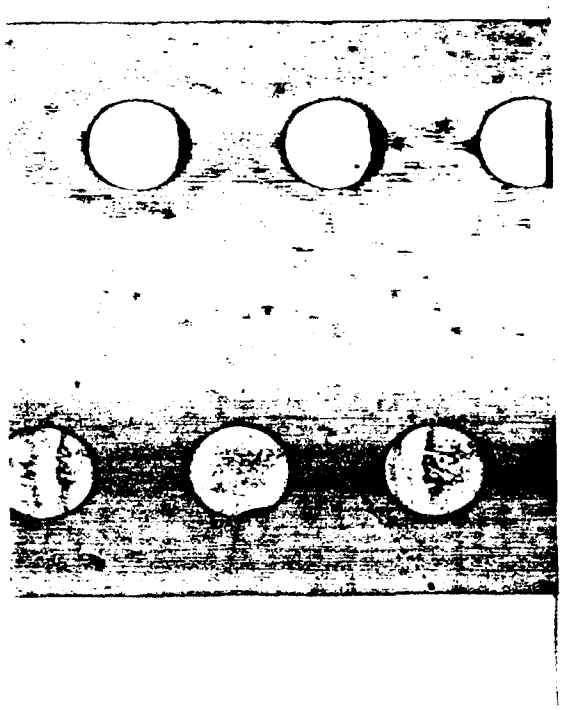
| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 64206.97

CON TX 211.86
PRFEE 1.00
WDEED 6.00
TOTAL 218.86
CHECK 218.86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/21/89 01 15:10 0001 7772



5957.0

IDENTIFICATION REFERENCE

AUG 21 3 08 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241021