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

Map/Par. No. 147-4-B/009.00

Fld. Bk. 6DU-27538

This is improved property at:

4958 Edmondson Pike #B-9
Nashville, TN 37211

SEND TAX BILLS TO:

FEDERAL HOUSING ADMINISTRATION
Single Family Property Disposition Br.
251 Cumberland Bend Dr., Suite 200
Nashville, TN 37228-1803

T. W. MARTIN & DEANNA L. MARTIN
BANCPLUS MTG. LOAN# 10219330
FHA# 483-0972680-734

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7933 PAGE 68

The actual consideration or value, whichever is greater for this transfer, is $ 35,182.02 .

William P. Dougan
Affiant

Subscribed and sworn to before me, this 5th day of September, 1989.

STATE OF TENNESSEE
COUNTY OF

K. D. Borgers
Notary Public

My Commission Expires: Nov. 21, 1992

## SUCCESSOR TRUSTEE'S DEED

Whereas, THOMAS W. MARTIN and wife, DEANNA L. MARTIN executed a deed of trust on the 7th day of September, 19 84, which was recorded in Trust Deed Book 6424, Page 190, 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 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 7813, Page 820, 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 May 15th, 1989 at the front door of the Court House in Davidson County, Tennessee, at 12:04 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 $ 35,182.02, 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, his successors and assigns, Attention: Single Family Property Disposition Branch, 251 Cumberland Bend Dr., Suite 200, Nashville, TN 37228-1803
Tennessee, 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, bering (being) Unit B-9, Parcel No. 9, in Woodlea Place Townhouses as of record in Book 5050, page 101, 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 Thomas W. Martin and wife, Deanna L. Martin, by deed of record in Book 6424, Page 187, Register's Office for Davidson County, Tennessee.

6427 1

IDENTIFICATION REFERENCE

SEP 7 10 07 AM '89

DAVIDSON COUNTY, TN

3502 09/07 0101 03CHECK 6.00

TO HAVE AND TO HOLD THE same unto the said Secretary of Housing and Urban Development, Attention: Property Disposition Branch (Single Family) 251 Cumberland Bend Dr. Suite 200, Nashville, TN 37228-1803, 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 5th day of September, 1989.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 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.

NOTARY PUBLIC

My Commission Expires: Nov. 21, 1992

Notary Public