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

Map/ Parcel No. 50-131/ 44

Field Bk. No. 12 D2-92651

This is improved property at:

3221 EWINGDALE DR.
NASHVILLE, TN 37207

SEND TAX BILLS TO:

FEDERAL HOUSING ADMINISTRATION
251 CUMBERLAND BEND DR., SUITE 200
SINGLE FAMILY PROPERTY DISPO. BR.
NASHVILLE, TN 37228-1803

OWNER: James E. Crowley, Jr.

MTG. CO. BancPlus Mtg. Corp. 10218153

VA/FHA# 483-095902-203B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, 194.44
whichever is greater for this transfer,
is $56,775.99.

William P. Dougan
Affiant

Subscribed and sworn to before me this
12th day of Sept., 19 89.

K. D. Borger
Notary Public

My Commission Expires: Nov. 21, 1992

SUCCESSOR TRUSTEE'S DEED

BOOK 7938 PAGE 134

Whereas, JAMES E. CROWLEY, JR.

executed a deed of trust on the 9th day of July, 1984,
which was recorded in Trust Deed Book 6336, Page 291, 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 7376, Page 884, 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 August 29, 1989 at the front door of the Court House in Davidson County, Tennessee, at 12:02 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 $56,775.99, 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. 22, on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, Page 142, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to James E. Crowley, Jr. unmarried by Deed of record in Book 6336, Page 288, Register's Office for said County.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
SEP 15 8 56 AM '89
IDENTIFICATION REFERENCE
66030

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; 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 12th day of September, 1989.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th 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.

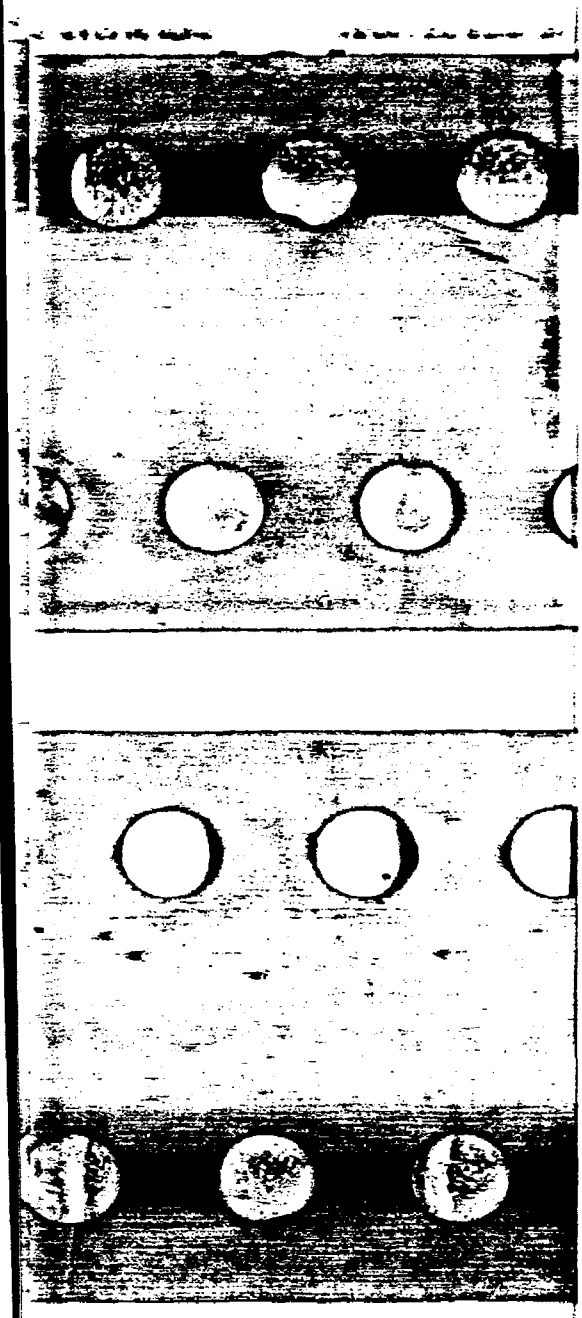
IN WITNESS WHEREOF, I have hereunder set my hand and seal.

NOTARY PUBLIC

MY COMMISSION Expires:

Nov. 21, 1992

Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7938 PAGE 136

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	56775.99
CON TX	187.44
PRFEE	1.00
WDEED	6.00
TOTAL	194.44
CHECK	194.44

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4565

660 30

IDENTIFICATION REFERENCE

SEP 15 8 56 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248556