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

Map/ Parcel No. 136-14/61

Fld. Bk.

This is improved property at:

641 Lake Terrace Drive
Nashville, TN 37217

SEND TAX BILLS TO:

Federal Housing Administration
251 Cumberland Bend Dr., Suite 200
Nashville, TN 37228-1803

OWNER: Grant, M. T.

MTG. CO. 10206488

VA/FHA# 483-0854252203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer, is $72,312.40 TAX EXEMPT.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 25th day of May, 1990.

K. D. Borgers
Notary Public

My Commission Expires:

BOOK 8116 PAGE 950

4955 05/25 0101 03CHECK 6.00

SUCCESSOR TRUSTEE'S DEED

Whereas, Charles S. Wells, III and Charles S. Wells, Jr. executed a deed of trust on the 4th day of March, 1983, which was recorded in Trust Deed Book 8103, Page 803, 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 8103, Page 803, 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 7, 1990 at the front door of the Court House in Davidson County, Tennessee, at 12:00 Noon, 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 $ 72,312.40 , 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 Drive, Suite 200, Tennessee, 37228-1803 , 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. 139 on the Plan of Castlegate, Section I, of record in Book 4460, Page 115, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Charles S. Wells, III and Charles S. Wells, Jr., by deed of record in Book6016, page 238; to Sanh Huu Huynh and wife Ho Quo Ngo Huynh, by Deed of record in Book 6131, page 317, to Michael L. Bell by deed of record in Book 6158, page 829; and to Murel T. Grant by deed of record in Book 6998, page 166, all in the Register's Office, Davidson County, Tennessee.

RUSH

MAY 25 3 26 PM 1990

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

2.8.9.9.9

TO HAVE AND TO HOLD THE same unto the said Secretary of Housing and Urban Development, Attention: Single Family Property Disposition Branch, 251 Cumberland Bend Dr., 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 25th day of May , 19 90 .

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of May , 19 1990, 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

K. D. Borgers
Notary Public