This instrument prepared by:

William P. Dougan
Attorney at Law
401 Davidson Road
Nashville, TN 37205

MAIL

Map/Parcel No.
060-16-0/043.00
Fld. Bk.: 12DZ-07180

THIS IS IMPROVED PROPERTY AT:

2819 Brunswick Drive
Nashville, TN 37207

SEND TAX BILLS TO:
Singleton Mortgage Corp.
6263 Poplar Avenue
Memphis, TN 38119

Prior Owner: Mitchell, Robert W.
Mitchell, Delores R.

MTG. CO.: Singleton # 370057
FHA # 483-104337-703
STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 42,560.65.

William P. Dougan
Affiant

Subscribed and sworn to before me, 3rd day of February, 1992.

K D Bowers
My Commission Expires: 11/21/92

NOTARY PUBLIC

SUCCESSOR TRUSTEE'S DEED

Whereas Robert W. Mitchell and wife Delores R. Mitchell executed a deed of trust on the 16th day of August, 1985, which was recorded in Book 6638, page 292, Register's Office of Davidson County, Tennessee, conveying to William D. Castleman, Trustee, the hereinafter described property to secure payment to Singleton Mortgage Corporation, of a promissory note fully described in said deed of trust; and

Whereas default 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 was declared due and collectible, and Singleton Mortgage Corporation, holder of said note demanded of the Successor Trustee, appointed by an instrument of record in Book 8512, page 827, 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 January 24, 1992, at the front door of the Court House in Davidson County, Tennessee, at 12:00 P.M., local time, 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 Singleton Mortgage Corporation, being the highest and best bidder, became the purchaser at the price of $42,560.65.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said Singleton 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. 60 on the Map of Capitol View Subdivision, of record in Plat Book 974, page 53, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Robert W. Mitchell and wife Delores R. Mitchell by Deed of record in Book 6638, page 289, said Register's office.

TO HAVE AND TO HOLD THE same unto the said Singleton 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 3rd day of February, 1992.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON this 3rd day of February, 1992, 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:

11/21/92

K. D. Bowers
Notary Public

NOTARY PUBLIC

8814 IDENTIFICATION REFERENCE

FEB 5 10 31 AM '92 DAVIDSON COUNTY, TN

85/92 0101 02CHECK 164.47

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8543 PAGE 757

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 42560.65
CON TX 157.47
PRFEE 1.00
WDEED 6.00
TOTAL 164.47
CHECK 164.47

02/05/92 01 10:31 0001 8516

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81814

IDENTIFICATION REFERENCE

FEB 5 10 31 AM '92

DAVIDSON COUNTY, TN

No. 499129