86-10-74
4D 02077

This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

New owner - Send Tax Bills:
Citicorp Homeowners, Inc.
P.O. Box 27377 MR 87
St. Louis, Mo. 63141

Box 30

BOOK 6469 PAGE 23

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 27th day of May, 1980, Wayne R. Tate was named Trustee in a Deed of Trust of even date executed by James A. Seitz and wife, Laura L. Seitz, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $38,000.00, principal and interest at 13% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5605, page 890, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I. Dyke Tatum was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 6436, page 938, in the Register's Office for Davidson County, Tennessee; I, I. Dyke Tatum, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: December 13, December 20, and December 27, 1984, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust, and subject to the statutory right of redemption, if any.

PURSUANT to said advertisement on Monday, January 7, 1985, at 11:00 A.M., at the south door of the Courthouse in Davidson County, Tennessee, I, as said 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 hereinabove mentioned equities, as provided in said Deed of Trust, at which time CITICORP HOMEOWNERS, INC., P.O. Box 27377 MR 87, St. Louis, Mo. 63141, submitted the highest and best bid in the amount of $40,687.92.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer, and convey to CITICORP HOMEOWNERS, INC., its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 58 on the plan of Chapelwood, Section 2, of record in Book 5200, page 83, Register's Office for said County.

SAID Lot No. 58 fronts 59.15 feet on the northeasterly margin of Albee Court and extends back 143.19 feet on the easterly line and 101.54 feet on the westerly line to a dead line in the rear, measuring 100.00 feet thereon.

BEING the same property conveyed to Viola J. Medley by deed from James A. Seitz and wife, Laura L. Seitz of record in Book 6001, page 833, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to CITICORP HOMEOWNERS, INC., all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand at Nashville, Tennessee, this 7th day of January, 1985.

I. Dyke Tatum, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named I. Dyke Tatum, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 7th day of January, 1985.

Louise N. Lloyd
Notary Public

My Commission Expires: 2-1-86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $40,687.92.

I. D. Tatum
Affiant

Subscribed and sworn to before me, this the 7th day of January, 1985.

Louise N. Lloyd
Notary Public

My Commission Expires: 2-1-86

RETURN TO:
I. Dyke Tatum, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

1476 01/07 112.32- CHECK
1:7.5.0.3.1
IDENTIF. REFERENCE
JAN 7 11 11 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6469 PAGE 25

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

40687.92- CAMT.
105.82 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 112.32-
1476A01/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 5 0 3 1

IDENTIF. REFERENCE

JAN 7 11 11 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99155