D0422

Ferguson
82-7-176
20W01445

This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

New owner - Send Tax Bills:
Citicorp Homeowners Services, Inc.
P. O. Box 27377 MR 87
St. Louis, Missouri 63141 BOOK 6827 PAGE 248

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 10th day of January, 1985, Wayne R. Tate was named Trustee in a Deed of Trust of even date executed by Nathan Ferguson, unmarried and Arthur Grant, unmarried, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $40,637.00, principal and interest at 12.5% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6475, page 479, 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 6800, page 35, 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: March 20, March 27, and April 3, 1986, 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.

PURSUANT to said advertisement on Friday, April 11, 1986, at 11:05 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 SERVICES, INC., P. O. Box 27377 MR 87, St. Louis, Missouri 63141, submitted the highest and best bid in the amount of $ 45,447.70.

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer, and convey to CITICORP HOMEOWNERS SERVICES, 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. 36 on the Map of East Nashville Real Estate Company's Plan of Lots, as of record in Book 57, page 11, Register's Office for Davidson County, Tennessee.

SAID Lot No. 36 fronts 50 feet on the North side of Hancock Street, and runs back between parallel lines, 176 feet, more or less, to an alley.

BEING the same property conveyed to Nathan Ferguson, unmarried, and Arthur Grant, unmarried, by deed from William L. Bryant, unmarried and Rodney S. Woehler, unmarried, of record in Book 6475, page 476, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to CITICORP HOMEOWNERS SERVICES, 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 11th day of April, 1986.

I. DYKE TATUM, Substitute Trustee

2290 04/11 124.34- CHECK
90822
IDENTIFT REFERENCE
APR 11 11 17 AM '86
FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

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 11th day of April, 1986.

Louise N. Tyree
Notary Public

My Commission Expires: 1/27/90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $45,447.70.

Affiant

Subscribed and sworn to before me, this the 11th day of April, 1986.

Louise N. Tyree
Notary Public

My Commission Expires: 1/27/90

RETURN TO:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6827 PAGE 250

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

45447.70- CAMT.
108.04 CSTAX
.50 PRFEE
6.00 WDED
CHECK 104.54-
2290AC4/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90822

IDENTIFICATION REFERENCE

APR 11 11 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 236401