BUCHANAN6636 162-3-142

File 32

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

New Owner - Send Tax Bills:
Citicorp Mortgage, Inc.
P.O. Box 790014, M.S. 314
St. Louis, Missouri 63179-0014
NO MORTGAGEE

BOOK 7488 PAGE 563

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 16th day of November, 1984, Wayne R. Tate was named Trustee in a Deed of Trust of even date executed by Jerry D. Ferrel and wife, Elaine C. Ferrel, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $56,550.00, principal and interest at 13.00% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6430, Page 407, 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 7453, Page 170, 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: January 28, February 4, February 11, 1988, 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 Thursday, March 1988, 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 MORTGAGE, INC. P.O. Box 790014, M.S. 314, St. Louis, Missouri 63179-0014, submitted the highest and best bid in the amount of $63,066.71

NOW THEREFORE, in consideration of the premises, I, I. Dyke Tatum, Substitute Trustee, do hereby sell, transfer and convey to CITICORP MORTGAGE, 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 the 5th Civil District, being Lot No. 179 on the Plan of Antioch Park, Section 5, as of record in Book 4460, Page 58, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Bart Drive, common corner of Lots Nos. 156 and 179; thence with the line between said two lots southerly 101.6 feet; thence with the line between lots Nos. 178 and 179 wewterly 121.2 feet to a point in the easterly margin of Penny Brink Drive; thence with said margin northerly 144.20 feet; thence around a curve northeasterly 39.27 feet to a point in the southerly margin of Bart Drive; thence with said margin easterly 24.4 and 70.0 feet to the point of beginning.

BEING the same property conveyed to Margaret L. Buchanan, unmarried by deed from Jerry D. Ferrel and wife, Elaine C. Ferrell of record in Book 7262, Page 129, Register's Office for Davidson County, Tennessee.

I, I. Dyke Tatum, Substitute Trustee, convey to CITICORP MORTGAGE, 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 10th day of March, 1988.

I. Dyke Tatum, Substitute Trustee

117.08

IDENTIFICATION REFERENCE

MAR 10 11 27 AM '88

FELIX Z WILSON II 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 10th day of March, 1988.

Tammy L. Davis
Notary Public

My Commission Expires: 9-11-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $63,066.71

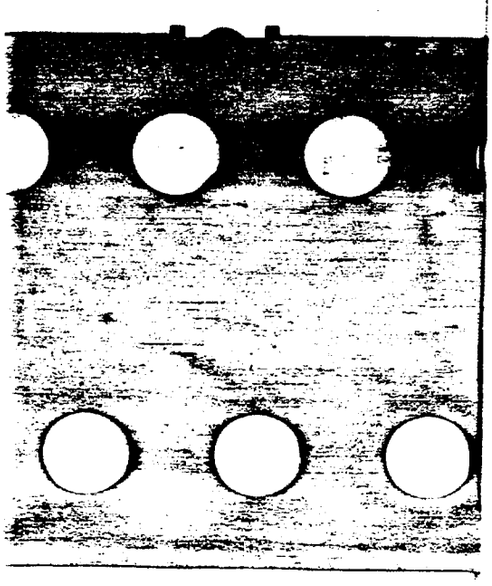
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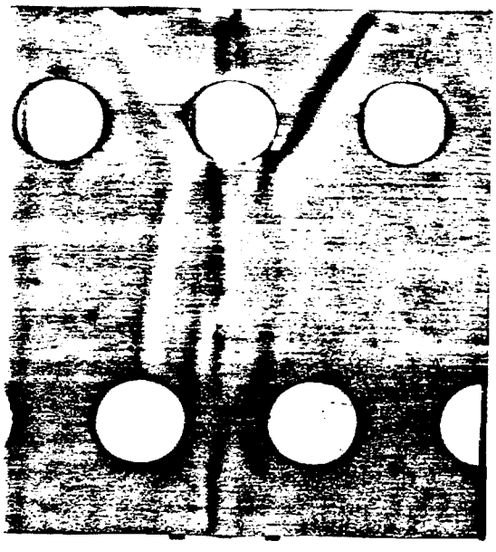
Subscribed and sworn to before me, this the 10th day of March, 1988.

Tammy L. Davis
Notary Public

My Commission Expires: 9-11-90

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





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7488 PAGE 565

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 63066.71
CON TX 176.68
PRFEE 0.50
WDEED 6.00
TOTAL 183.18
~~CHECK 183.18~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/10/88 02 11:30 0001 4765

1 1 7 0 8.

IDENTIFICATION REFERENCE

MAR 10 11 27 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 69421