COWAN, M. 88-0139-CI 60-16-193 BOX 22

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 MS 314
ST. LOUIS, MISSOURI 63179-0014

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 23rd day of August, 1985, Wayne R. Tate was named Trustee in a Deed of Trust of even date executed by Darryl L. Overton, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $35,292.00, principal and interest at 12% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6642, page 593, in the Register's Office for Davidson County, Tennessee, and

WHEREAS, I. Dyke Tatum was appointed as Substitute Trustee under said Deed of Trust by instrument of record in Book 7594, page 205, in the Register's Office for Hamilton 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: August 18, August 25, and September 1, 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 Friday, September 16, 1988, at 11:00 A.M., at the front 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 MS 314, ST. LOUIS, MISSOURI 63179-0014, submitted the highest and best bid in the amount of $34,127.00.

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 Davidson County, Tennessee, being Lot No. 26 on the Plan of the Resubdivision of Lot 26 to 37, and Parcel A of Section 1, Shepardwood Subdivision of record in Plat Book 4350, page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Mary Cowan by deed from Darryl L. Overton of record in Book 6801, page 642, 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 and official seal at Nashville, Tennessee, this 16th day of September, 1988.

I. DYKE TATUM, Substitute Trustee

6817.0

FEE ENTIFT REFERENCE
SEP 16 11 15 AM '88

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 16th day of September, 1988.

Notary Public

My Commission Expires: 9-11-90

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $34,127.00.

Affiant

Subscribed and sworn to before me, this the 16th day of September, 1988.

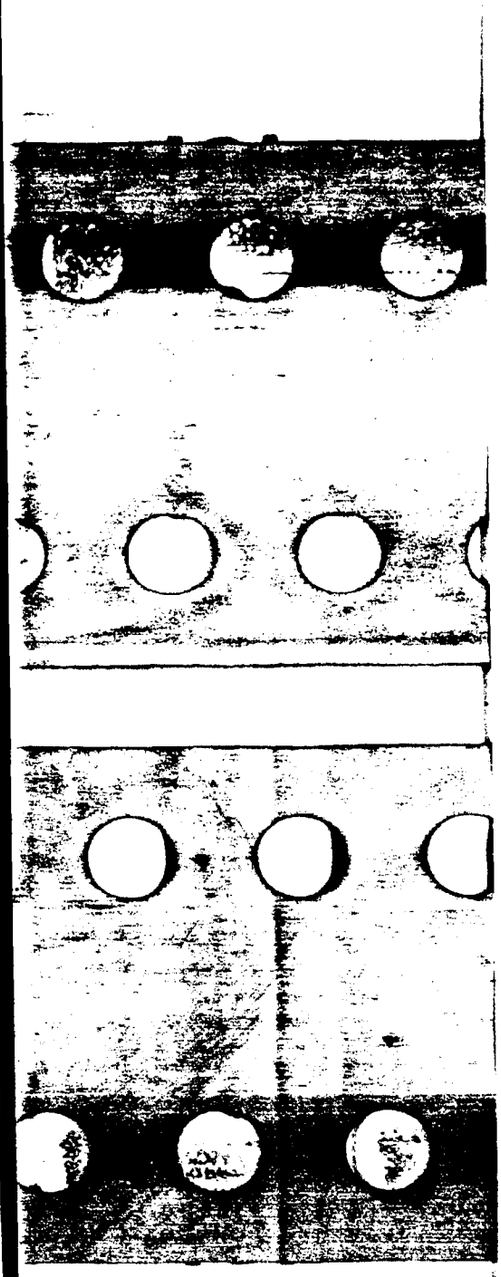
Notary Public

My Commission Expires: 9-11-90

NOTARY PUBLIC DAVIDSON COUNTY

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

7778 09/16 0101 03CHECK 119.03



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7654 PAGE 123

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CD 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 34127.00
CON TX 112.53
PRFEE 0.50
MDEED 6.00
TOTAL 119.03
CHECK 119.03

09/16/88 01 11:17 0001 7778

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68170

IDENTIFICATION REFERENCE

SEP 16 11 15 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 134789