SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

P. O. BOX 790014 MS 314
ST. LOUIS, MO, 63179-0014

BOOK 7842 PAGE 211

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-eighth day of June, 1985, ALAN L. SATURN, was named Trustee in a Deed of Trust of even date executed by MARGARETHA C. NELSON, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 67,900.00, principal and interest at 10.125% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6599, Page 509, and rerecorded on July 11, 1985 in Book 6603, Page 767, 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 7809, Page 232, 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: April 20, 1989 / April 27, 1989 / May 4, 1989, 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 Tuesday, May 16, 1989, at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, 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, MO, submitted the highest and best bid in the amount of $ 47,950.00 .

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. 70, Unit A, Hickory Villas, Sec II Zone Lot Division, of record in Book 6250, page 465, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Margaretha C. Nelson by quitclaim deed from Paul N. Nelson, Jr. of record in Book 7406, page 697 and by deed from Alan L. Saturn, Trustee, of record in Book 6599, page 506, in the 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 soley 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 Sixteenth day of May, 1989.

I. DYKE TATUM
Substitute Trustee

3319

RECEIVED FOR RECORD
May 16 12 44 PM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 Sixteenth day of May, 1989.

Notary Public

My Commission Expires: 9.11.90.

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 47,950.00.

Affiant

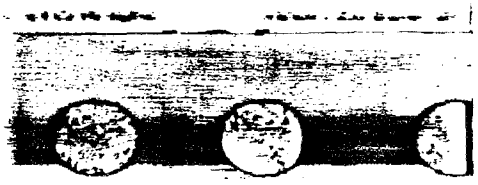
Subscribed and sworn to before me, this Sixteenth day of May, 1989.

Notary Public

My Commission Expires: 9.11.90.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

6616 05/16 0101 03CHECK 164.5



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

RECEIVED OF _____

FOR _____

BOOK 7842 PAGE 213

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 47950.00
CON TX 158.07
PRFEE 9.50
ERR CO
PRFEE 9.50-
PRFEE 0.50
WDEED 6.00
TOTAL 164.57
CHECK 164.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33319

IDENTIFICATION REFERENCE

MAY 16 12 44 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

05/16/89 01 12:53 0001 6616

No. 210034