This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

NO MORTGAGE
New Owner - Send Tax Bills:
CITICORP MORTGAGE, INC.
POST OFFICE BOX 790014
ST. LOUIS, MO, 63179-0014

B722a

158-3-33

SUBSTITUTE TRUSTEE'S DEED BOOK 8141 PAGE 804

WHEREAS, on the Twenty-eighth day of October, 1986, WESLEY D. TURNER, was named Trustee in a Deed of Trust of even date executed by FRED WELKER AND ELIZABETH BORIS, BOTH UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $130,000.00, principal and interest at 10.250 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 7025, Page 220, 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 8110, Page 690, 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: June 7, 1990 / June 14, 1990 / June 21, 1990, 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, June 29, 1990, 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 HOMEOWNERS, INC. N/K/A CITICORP MORTGAGE, INC., POST OFFICE BOX 790014, ST. LOUIS, MO, submitted the highest and best bid in the amount of $105,000.00.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to CITICORP HOMEOWNERS, INC. N/K/A 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. 78 ON THE PLAN OF HILLSBORO PARK, SECTION 2, OF RECORD IN BOOK 2331, PAGES 61 & 62, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 78 FRONTS 186.9 FEET ON THE SOUTHERLY MARGIN OF GARDENDALE DRIVE AND EXTENDS BACK 306.0 FEET ON THE EASTERLY LINE AND 240.0 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 200.2 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO FRED WELKER AND ELIZABETH BORIS BY DEED OF RECORD IN BOOK 7025, PAGE 216, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to CITICORP HOMEOWNERS, INC. N/K/A 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 Twenty-ninth day of June, 1990.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

BOOK 8141 PAGE 805

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 Twenty-ninth day of June, 1990.

Notary Public

My Commission Expires: 5-22-93.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

The actual consideration or value, whichever is greater for this transfer is $ 105,000.00.

Affiant

Subscribed and sworn to before me, this Twenty-ninth day of June, 1990.

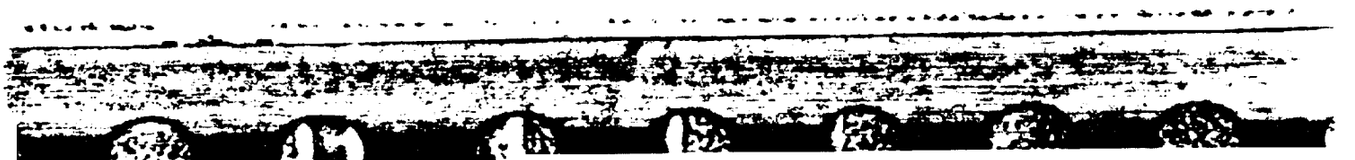
Notary Public

My Commission Expires: 5-22-93.

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

Jun 29 11 16 AM '90

5218 06/29 0101 03CHECK 353.50



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

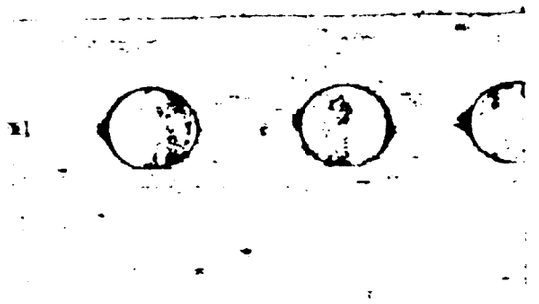
RECEIVED OF _____

FOR _____

BOOK 8141 PAGE 806

		CC CERTIFIED COPY	MISC MISCELLANEOUS
M MORTGAGE		REL RELEASE	CO TX STATE TAX CONVEY
WD WARRANTY DEED		UCC UNIFORM COMMERCIAL CODE	MO TX STATE TAX MORT
T TRUST DEED			PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 105000.00	
			CON TX	346.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	353.50
			CHECK	353.50
06/29/90	01	11:18 0001	5218	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37889

JUN 29 11 16 AM '90

No. 332813