90-2339-CI (0049) STD

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

Map/Parcel 116-12-F 7.

SUBSTITUTE TRUSTEE'S DEED

BOOK 8192 PAGE 416

WHEREAS, on the Eighteenth day of January, 1989, WESLEY D. TURNER, was named Trustee in a Deed of Trust of even date executed by THOMAS M. BALDRIDGE AND WIFE, MELINDA M. BALDRIDGE, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 480,000.00, principal and interest at 7.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7755, Page 81, 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 * 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: August 16, 1990 / August 23, 1990 / August 30, 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. *Book 8174, Page 530

PURSUANT to said advertisement on Monday, September 10, 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 MORTGAGE, INC., POST OFFICE BOX 790014, ST. LOUIS, MO, submitted the highest and best bid in the amount of $ 367,500.00 .

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. 7 ON THE PLAN OF WYNDHAM CHASE, AS OF RECORD IN PLAT BOOK 6900, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THOMAS M. BALDRIDGE AND WIFE MELINDA M. BALDRIDGE BY DEED OF RECORD IN BOOK 7505, PAGE 878, 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 Tenth day of September, 1990.

I. DYKE TATUM
Substitute Trustee

56082

IDENTIFICATION REFERENCE

SEP 10 11 41 AM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

90-2339-CI (0050) STD

STATE OF TENNESSEE }
COUNTY OF Davidson } ss.

BOOK 8192 PAGE 417

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 Tenth day of September, 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 $367,500.00.

Affiant

Subscribed and sworn to before me, this Tenth day of September, 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

7425 09/10 0101 03CHECK 1219.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8192 PAGE 418

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

367500-00

CON TX	1212.75
PRFEE	1.00
MOEED	6.00
TOTAL	1219.75
CHECK	1219.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/10/90 01 11:42 0001 7425

56082

IDENTIFICATION REFERENCE

Sep 10 11 41 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 354096