91-4014-CI (0025) 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.
P.O. BOX 790014
ST LOUIS, MO, 63179-0014

SUBSTITUTE TRUSTEE'S DEED BOOK 8558 PAGE 476

WHEREAS, on the Twenty-third day of December, 1985, GEORGE E. MUDTER, JR., was named Trustee in a Deed of Trust of even date executed by WILLIAM P. TITUS AND WIFE, JUDITH W. TITUS, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $235,800.00, principal and interest at 10.125 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 6746, Page 402, 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 8531, Page 872, 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 30, 1992 / February 6, 1992 / February 13, 1992, 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 Wednesday, February 26, 1992, 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, ST LOUIS, MO, submitted the highest and best bid in the amount of $156,100.00.

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:

BEING UNIT NO. 6, LOT 5, AS DEPICTED ON THE CONDOMINIUM SITE PLAN OF CHARLESTON PLACE, LOT NO 5, AS OF RECORD IN BOOK 6200, PAGE 80, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, THE HORIZONTAL PROPERTY REGIME THEREOF HAVING BEEN ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5965, PAGE 880, AMENDED IN BOOK 6071, PAGE 499, AND MADE APPLICABLE TO LOT NO. 5 BY SUPPLEMENTAL DECLARATION OF RECORD IN BOOK 6336, PAGE 874, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM P. TITUS AND WIFE, JUDITH W. TITUS BY DEED FROM BRUCE ZEITLIN HOMES, INC. OF RECORD IN BOOK 6746, PAGE 399, REGISTER'S OFFICE OF 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 Twenty-sixth day of February, 1992.

I. DYKE TATUM
Substitute Trustee

87067 IDENTIF. REFERENCE

FEB 26 11 28 AM '92 FELIX DAVIDSON COUNTY TN.

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

BOOK 8558 PAGE 477

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-sixth day of February, 1992.

Thomas L. Peay
Notary Public

My Commission Expires: 7-18-92.

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $156,100.00.

Affiant

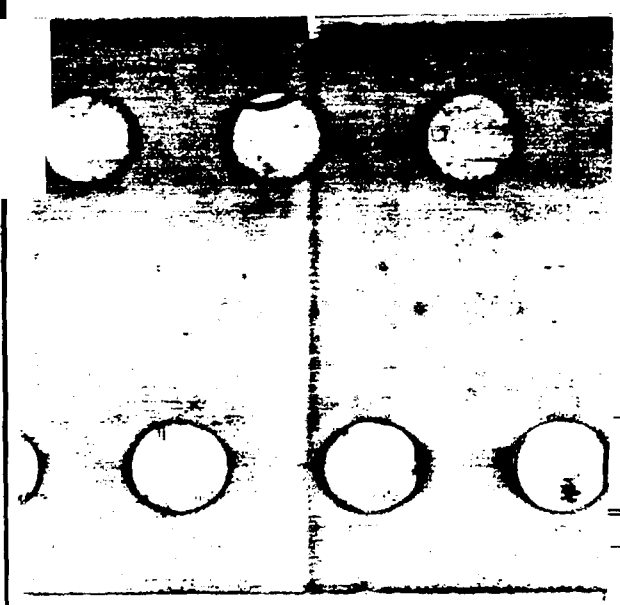
Subscribed and sworn to before me, this Twenty-sixth day of February, 1992.

Thomas L. Peay
Notary Public

My Commission Expires: 7-18-92.

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

4471 02/26 0101 03CHECK 584.57



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

RECEIVED OF _____

FOR _____

BOOK 8558 PAGE 478

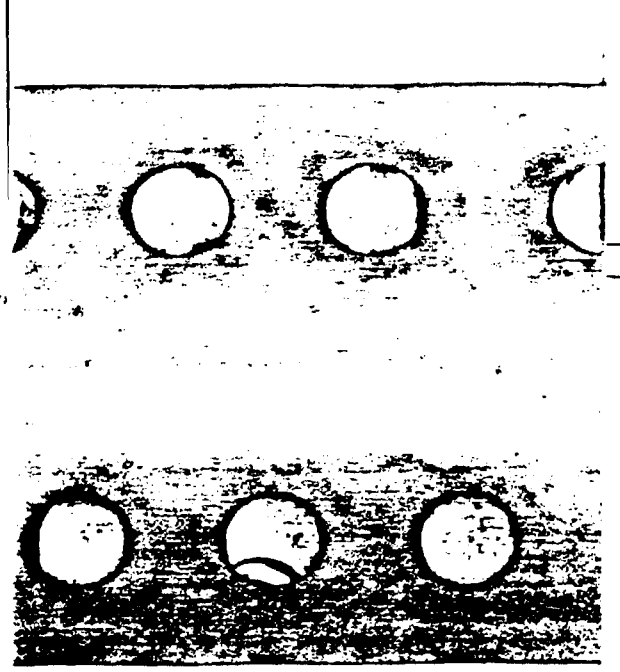
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 156100.00
CON TX 577.57
PRFEE 1.00
WDEED 6.00
TOTAL 584.57
CHECK 584.57

02/26/92 01 11:28 0001 4471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



87067

IDENTIF. REFERENCE

FEB 26 11 28 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 504995