91-3927-CI (0003) 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

BOOK 8558 PAGE 479
BOX 22

Map/Parcel
149 9 131

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-second day of June, 1989, MR. ARNOLD M. WEISS, was named Trustee in a Deed of Trust of even date executed by DUANE E. DUNTON AND NANCY J. SCOTT, BOTH UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 65,030.00, principal and interest at 10.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7874, Page 265, 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 8509, Page 612, 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 23, 1992 / January 30, 1992 / February 6, 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., POST OFFICE BOX 790014, ST. LOUIS, MO, submitted the highest and best bid in the amount of $ 71,530.11 .

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 SITUATED IN ANTIOCH, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 214 ON THE PLAN OF BARCLAY SQUARE, SECTION 1, OF RECORD IN BOOK 4460, PAGE 141, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONALD K. FRASER AND WIFE, JANET C. FRASER BY DEED FROM DUANE E. DUNTON AND NANCY J. SCOTT, UNMARRIED PERSONS OF RECORD IN BOOK 8143, PAGE 182, REGISTERS 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 Twenty-sixth day of February, 1992.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
COUNTY OF Davidson }

BOOK 8558 PAGE 480

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.

Mary Lee Underwood
Notary Public

My Commission Expires: 7/23/94.

STATE OF TENNESSEE }
} ss.
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $ 71,530.11.

Affiant

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

Mary Lee Underwood
Notary Public

My Commission Expires: 7/23/94.

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

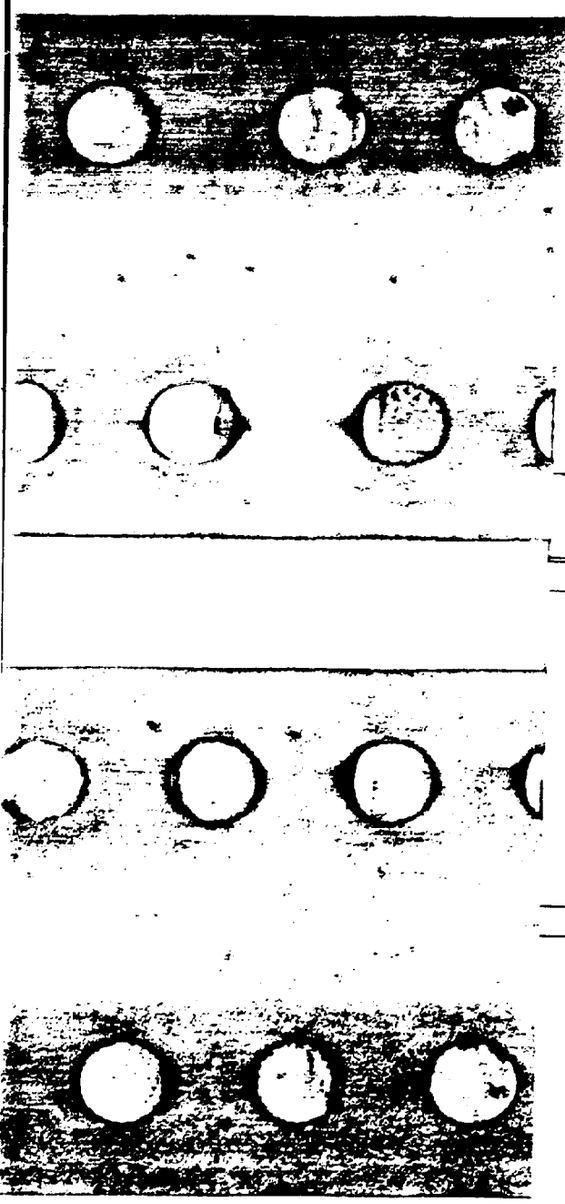
87068

IDENTIF. TREFERENCE

FEB 26 11 28 AM '92

DAVIDSON COUNTY TN.

4472 02/26 0101 03CHECK 271.55



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

RECEIVED OF _____

FOR _____

BOOK 8558 PAGE 481

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 71530.11
CON TX 264.55
PRFEE 1.00
WDEED 6.00
TOTAL 271.55
CHECK 271.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/26/92 01 11:29 0001 4472

87068

IDENTIF. REFERENCE

FEB 26 11 28 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 504996