92-7703-CI (0062) TN17

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
72-B-322

NO MORTGAGE
New Owner - Send Tax Bills:
CITICORP MORTGAGE, INC.
P. O. BOX 790014 MS 314
ST. LOUIS, MS 63079-0014

22

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twentieth day of May, 1986, ARTHUR C. COBLE, JR., was named Trustee in a Deed of Trust of even date executed by JAMES D. COMBS AND WIFE, TERESA COMBS, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $35,292.00, principal and interest at 10.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6867, Page 896, 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 8785, Page 45, 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: November 26, 1992 / December 3, 1992 / December 10, 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 Friday, December 18, 1992, at 2:00 P.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, MS, submitted the highest and best bid in the amount of $ 40,832.41 .

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 the east one-half of Lot No. 31 on the Plan of Sharpe and Horns Fourth Addition to Nashville, of record in Plat Book 161, at page 172, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Ronnie Brown and wife, Darlene Brown by deed of record in Book 8462, page 849, Register's Office for Davidson County, Tennessee.

THE LAND HEREIN ABOVE DESCRIBED IS CONVEYED SUBJECT TO THE RIGHTS OF THE UNITED STATES OF AMERICA TO REDEEM THE LAND AS PROVIDED FOR IN 26 U.S.C. 7425(d)(1).

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 Eighteenth day of December, 1992.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
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 Eighteenth day of December, 1992.

Notary Public

My Commission Expires: 1-22-95.

STATE OF Tennessee }
} ss.
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $ 40,832.41.

Affiant

Subscribed and sworn to before me, this Eighteenth day of December, 1992.

Notary Public

My Commission Expires: 1-22-95.

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

7.52.48.

IDENTIFT REFERENCE

DEC 18 2 23 PM '92

DAVIDSON COUNTY, TN

92-7703-CI (0009) TN21

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Law Offices

TATUM & JONES

I. Dyke Tatum
J. Phillip Jones

Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Tel (615) 321-5540
Fax (615) 321-5557

November 18, 1992

INTERNAL REVENUE SERVICE
NASHVILLE, TN

RE: Federal Tax Lien SERIAL NO.: 629162005
ID # 62-1159921
RONNIE BROWN AND WIFE, DARLENE BROWN
918 WEST DOUGLAS AVENUE NASHVILLE, TN

Dear

This will notify the Internal Revenue Service that property affected by the Federal Tax Lien referred to above will be sold at public auction, to the highest bidder for cash, on December 18, 1992 at 2:00 P.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE in DAVIDSON County, Tennessee. This property is more adequately described in attached Schedule A. Please find attached the following:

1. Copy of the Tax Lien
2. Copy of the Deed of Trust being foreclosed on
3. Copy of the Mortgage Title Policy
4. Copy of the Notice of Publication

The outstanding balance of the note secured by the mortgage to be foreclosed is $33,979.17. The holder of the mortgage will at the sale bid in the property at approximate $ 39,112.25, plus costs and fees of approximately $ 4190.76. Approximately $ 800.00 of this figure is interest. However the lender reserves the right to bid less than the total debt in order to preserve a possible deficiency.

Very truly yours,

I. DYKE TATUM

Received by: J.V.

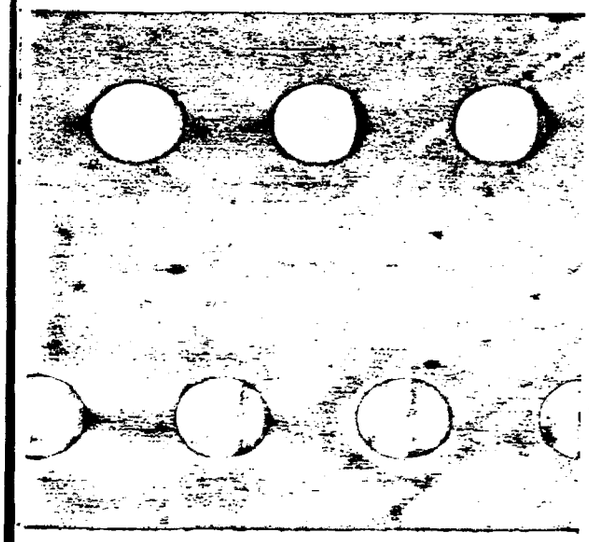
Date Received: 11-20-92

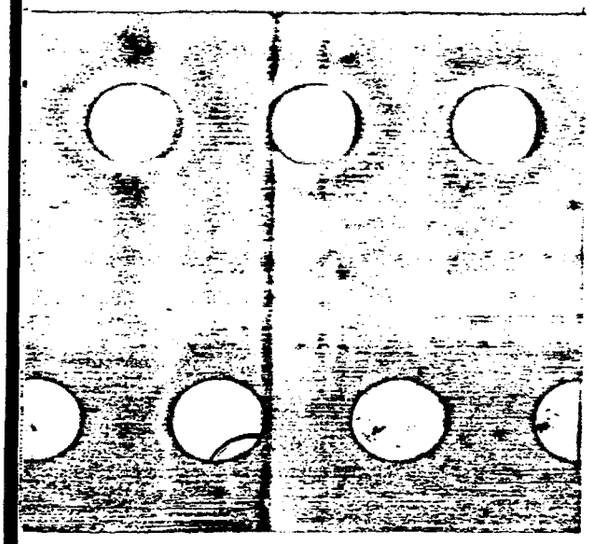
Enclosures Received: _____

Enclosures

HAND DELIVERED

11/20/92





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

RECEIVED OF _____

FOR _____

BOOK 8818 PAGE 462

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 40832.41
				CON TX 150.96
				PRFEE 1.00
				WDEED 12.00
				TOTAL 163.96
				CHECK 163.96

12/18/92 01 14:21 0001 3436

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.2.4.8

IDENTIFICATION REFERENCE

Dec 18 2 23 PM '92

FELIX Z. WILSON, II, REG. STEN
DAVIDSON COUNTY, TN

No. 602605