This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 80-4 37

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-fifth day of March, 1981, WAYNE R. TATE, was named Trustee in a Deed of Trust of even date executed by JOE LOUIS ROGERS AND WIFE, JONE L. ROGERS, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $47,300.00, principal and interest at 14.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5725, Page 201, 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 9760, Page 287, 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: July 18, 1996 / July 25, 1996 / August 1, 1996, 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, August 14, 1996, 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 MS 314, ST. LOUIS, MO, submitted the highest and best bid in the amount of $ 63,334.60 .

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 NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

BEING PARTS OF LOTS NO. 4, 5, AND 6 ON THE PLAN OF J.J. PATES SUBDIVISION OF LOTS NOS. 9, 10, 11, 12, 20, 21, 22, AND 23 OF G.T. SHEEGOG'S SUBDIVISION OF RECORD IN BOOK 843, PAGE 43, REGISTERS OFFICE FOR SAID COUNTY AND DESCRIBED ACCORDING TO A LOAN SURVEY MADE BY T.R. SANFORD, SURVEYOR, DATED NOVEMBER 11, 1961, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHWESTERLY MARGIN OF SOUTH HAMILTON ROAD LOCATED 218 FEET 8 INCHES NORTHEASTERLY FROM THE NORTHERLY CORNER OF THE INTERSECTION OF DOAK AVENUE AND SAID ROAD, ALSO LOCATED 7 FEET NORTHEASTERLY FROM THE COMMON CORNER OF LOTS NOS. 5 AND 6; THENCE NORTHEASTERLY WITH THE NORTHWESTERLY MARGIN OF SAID ROAD 59 FEET 8 INCHES TO AN IRON PIN LOCATED 12 FEET NORTHEASTERLY FROM THE COMMON CORNER OF LOTS NOS. 4 AND 5; THENCE NORTH 55 DEG. 25' WEST 263 FEET TO AN IRON PIN IN THE SOUTHEASTERLY LINE OF LOT NO. 16; THENCE WITH THE LINE BETWEEN LOTS NOS. 4, 5 AND 16, SOUTH 36 DEG. 30' WEST

36 FEET TO AN IRON PIN; THENCE SOUTH 47 DEG. 50' EAST 97.2 FEET TO AN IRON PIN; THENCE SOUTH 51 DEG. 45' EAST 34.6 FEET TO AN IRON PIN; THENCE SOUTH 51 DEG. 45' EAST 125.9 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOE LOUIS ROGERS AND WIFE, JONE L. ROGERS BY DEED FROM CHARLES E. BINKLEY AND WIFE, DOROTHY M. BINKLEY OF RECORD IN BOOK 5725, PAGE 198, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 Fourteenth day of August, 1996.

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 Fourteenth day of August, 1996.

Melanie L Brown
Notary Public

My Commission Expires: 11/28/98.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 63,334.60.

Affiant

Subscribed and sworn to before me, this Fourteenth day of August, 1996.

Melanie L Brown
Notary Public

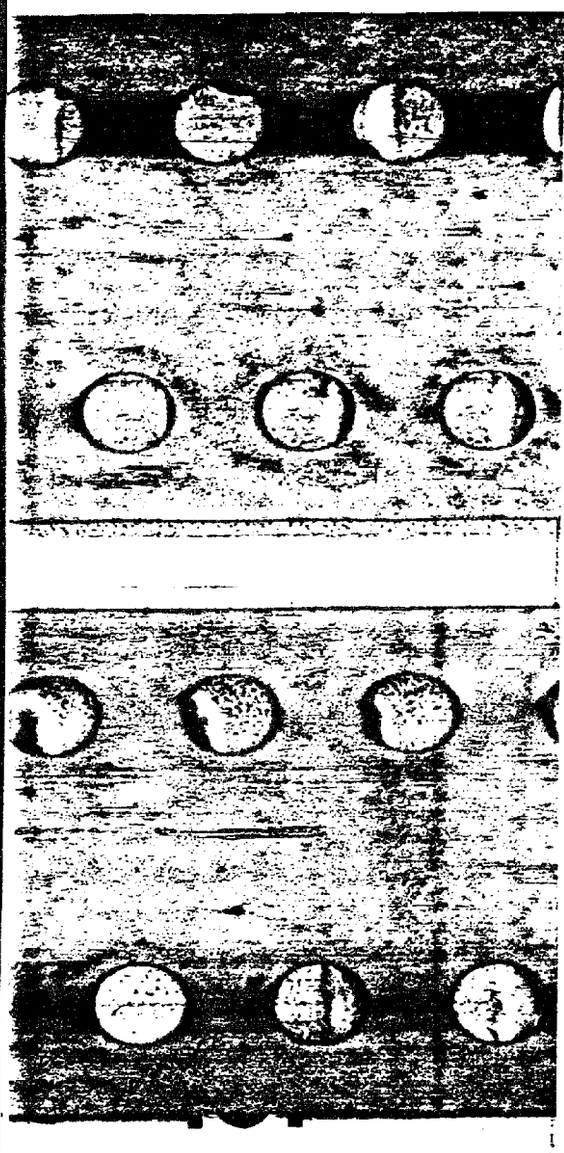
My Commission Expires: 11/28/98.

96 AUG 14 AM 11:12
PELL A. WILSON REGISTER
DAVIDSON COUNTY, TN.

02144461
IDENTIF. A REFERENCE

RECEIPT 08/14/96 03CHECO

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



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

RECEIVED OF _____

FOR _____

BOOK 10156 PG 387

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 63334.60
				CON TX 234.34
				PRFEE 1.00
				WDEED 8.00
				TOTAL 243.34
				CHECK 243.34
			08/14/96 01	11:13 0001 6958

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0214461
IDENTIF. & REFERENCE

96 AUG 14 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019536