35

BOOK 10308 PG 81

SPECIAL

WARRANTY DEED

File No: 00280495

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leigh C. Lehmann	CTX Mortgage Co.	Map 162-13
[NAME]	[NAME]	
421 Cedarview Drive	2728 N. Harwood	Parcel 186
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37221	Dallas, TX 75201	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Ocwen Federal Bank, FSB, formerley know as Berkeley Federal Bank & Trust, FSB

have this day bargained and sold, and do hereby transfer and convey unto the said Leigh C. Lehmann and wife, Colleen J. Lehmann

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF ~~FLORIDA~~ TENNESSEE
COUNTY OF ~~PALM BEACH~~ Davidson

The actual consideration or value which ever is greater, for this transfer is $ 85,500.00

Subscribed and sworn to before me, this the 31ST day of DECEMBER, 19 96

Affiant

My Commission Expires: ~~4-27-97~~ 4-15-97

[Affix Seal]

Notary Public

unimproved ( )

This is improved (X) property known as 421 Cedarview Drive, Nashville, TN 37221
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons. claiming by, through or under the grantor

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 31ST day of DECEMBER, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ocwen Federal Bank, FSB, (formerley known as Berkeley Federal Bank & Trust, FSB)

BY: _____

Print Name: STEPHEN C. WILHOIT

its: SENIOR VICE PRESIDENT

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STATE OF
COUNTY OF

Personally appeared before me _____, a Notary Public in and for said County and State _____

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, Judith A. Nelson, a Notary Public of the State and County aforesaid, personally appeared Stephen C. Weihoit, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be SR Vice President of the Ocwen Federal Bank FSB, the within named bargainor, a corporation, and that him as such SR Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as SR Vice President.

Witness my hand and seal, at office in W. Palm Beach Florida, this 30 day of December, 1996.

JUDITH A NELSON
My Commission CC368246
Expires Apr. 27, 1998
Bonded by HAI
800-422-1555

Judith A Nelson Notary Public

Commission expires 4.27.98

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

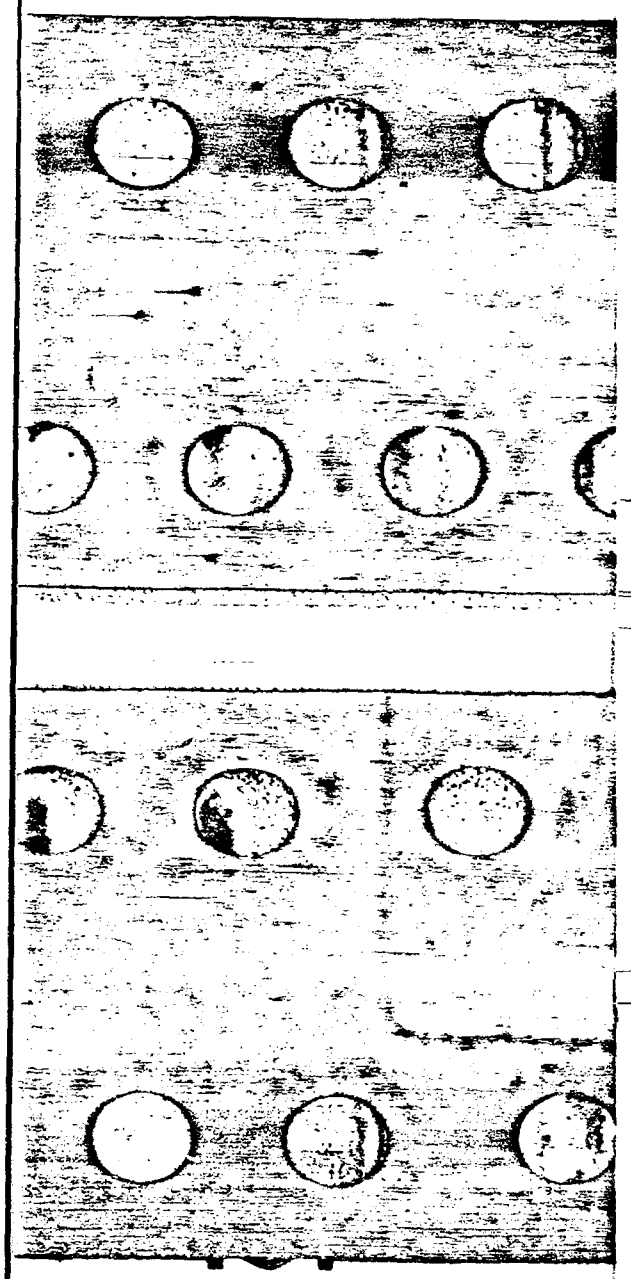
Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

Exhibit "A" BOOK 10308 PG 83

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Dreamland Estates Southeast, Section 1, of record in Book 5200, page 646, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Berkeley Federal Bank & Trust FSB by Warranty Deed from Theresa M. Sadler, of record in Book 10195, page 563, Register's Office for Davidson County, Tennessee.

0260826
IDENTIF. & REFERENCE
97 JAN -2 AM 9:48
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
1270 01/02 0101 03CHECK 329.35



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10303 PG 84

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	85500.00
CON TX	316.35
PRFEE	1.00
WDEED	12.00
TOTAL	329.35
CHECK	329.35

01/02/97 01 09:48 0001 1270

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260826
IDENTIF. & REFERENCE

97 JAN -2 AM 9:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103818