BOOK 10317 PG 583

Tennessee

map - 87-9-24-040

Arthur Clemmons
Ocwen #2398071
Conventional

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 17, 1988, and recorded in Book 7496, Page 520 in the Register's Office of Davidson County, Tennessee, Arthur L. Clemmons and wife, Norma E. Clemmons, conveyed to William E. Brown, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 10222, Page 640 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on January 7, 1997, at the main south door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Ocwen Federal Bank, FSB, a corporation whose address is 1675 Palm Beach Lakes #402, West Palm Beach, Florida 33401 being the highest and best bidder, became the purchaser of said property at and for the sum of Forty-Two Thousand Seven Hundred Forty-Seven and 57/100 Dollars; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Ocwen Federal Bank, FSB of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Ocwen Federal Bank, FSB, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Section 9, Valley Grove, of record in Book 5200, Page 605, Register's Office for said County.

Said Lot No. 221 fronts 30.00 feet on the northeasterly margin of Forest Ridge Way and extends back 165.00 feet on the northwesterly line and 160.00 feet on the southeasterly line to a dead line in the rear, measuring 125.69 feet thereon.

Arthur L. Clemmons and Norma E. Clemmons obtained title to the above referenced real estate by Deed of record in Book 7496, Page 517, Register's Office of Davidson County, Tennessee.

IDENTIF. & REFERENCE 0263523

97 JAN 13 AM 10:34

RECEIVED
DAVIDSON COUNTY, TN.
REGISTER

4130 01/13 0101 03CHECK 167.17

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Ocwen Federal Bank, FSB, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	8.00
Publication Expense	249.00
Attorney's Fees and Trustees Fees	500.00
Credit on Note	41,990.57
	$42,747.57

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

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on January 7, 1997 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 7, 1997 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires Feb. 23, 1999

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1107 Forrest Ridge,
Hermitage, Tennessee 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Ocwen Federal Bank, FSB
1675 Palm Beach Lakes #402
West Palm Beach, FL 33401

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

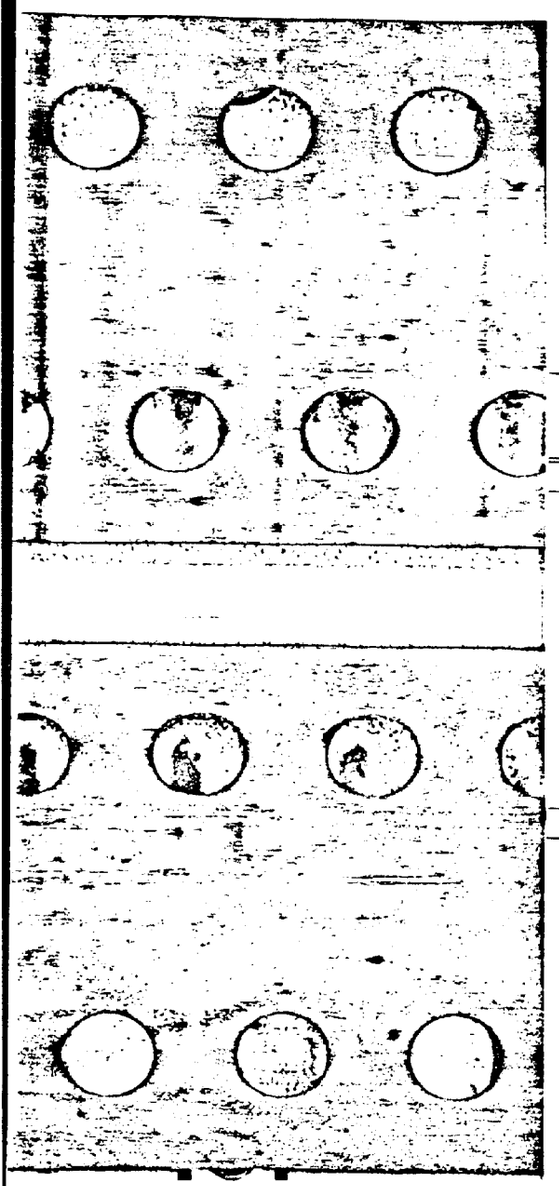
STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 42,747.57

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES My Commission Expires Feb. 23, 1999



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10317 PG 585

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 42747.57
				CON TX 158.17
				PRFEE 1.00
				WDEED 8.00
				TOTAL 167.17
				CHECK 167.17
			01/13/97 01	10:34 0001 4130

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0263523
IDENTIF. # REFERENCE

97 JAN 13 AM 10: 34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1106645