PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE #

SPECIAL
WARRANTY DEED

10344:695

File No: 00281904

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda B. Leysath	Signet Mortgage Corp.	Map 58-15
[NAME]	[NAME]	
4068 Kings Lane	101 Gateway Centre Pkwy, 6th Floor	
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37218	Richmond, VA 23235	Parcel 160
[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, F.S.B.

have this day bargained and sold, and do hereby transfer and convey unto the said Linda B. R. Leysath, unmarried

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 TENNESSEE
COUNTY OF WILLIAMSON
} The actual consideration or value which ever is greater, for this transfer is $ 115,000.00

Subscribed and sworn to before me, this the 4 day of February, 1997

Affiant

My Commission Expires: APRIL 14, 1997
[Affix Seal]

Notary Public MARY B. SIMMONS

unimproved ( )
This is improved (X) property known as 4068 Kings Lane, Nashville, TN 37218
[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 5 day of February, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RALPH J. BEHMOIRAS
Assistant Secretary

OCWEN FEDERAL BANK, F.S.B.

BY:

PRINT NAME: S. CHRISTOPHER JONES

ITS: Sr. Vice President

STATE OF F
COUNTY OF

BK/10344/699

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 S. Christopher Jones, 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 COLEN FEDERAL BANK FSB, the within named bargainor, a corporation, and that he 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 5th day of February, 19 97.

NOTARY PUBLIC STATE OF FLORIDA
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
CHICAGO TITLE INSURANCE COMPANY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

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

97 FEB -7 PM 3:40

02711484

IDENTIFICATION REFERENCE

4640 02/07 0101 03CHECK 438.50

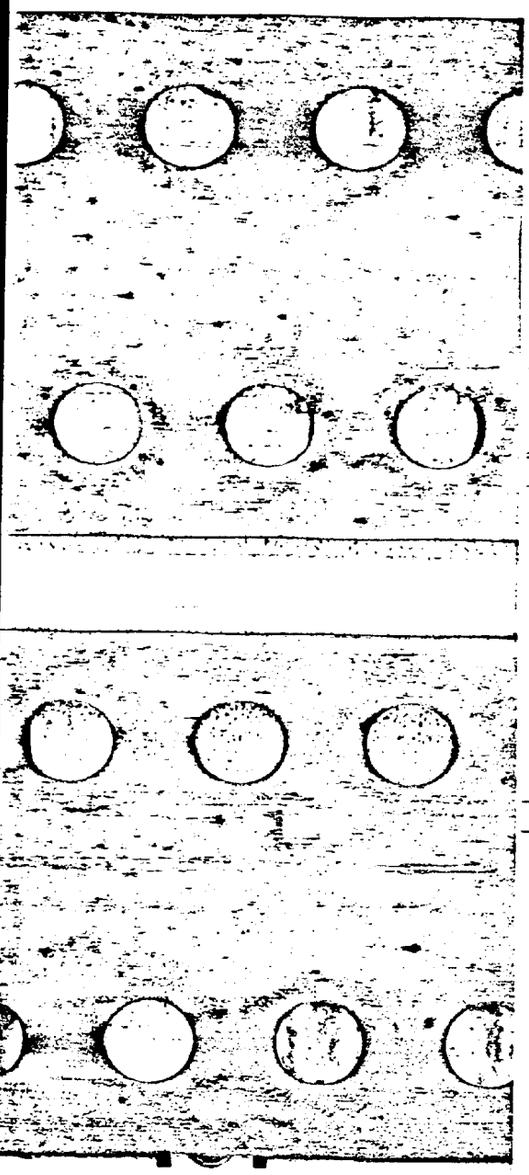
EXHIBIT "A"

BOOK 10344 PG 700

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section One, Gold Key Addition, of record in Book 4675, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 100.0 feet on the northerly margin of Kings Lane and extends back between parallel lines 160.0 feet to a dead line in the rear.

Being the same property conveyed to Berkeley Bank & Trust, FSB, by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, of record in Book 10197, page 826, Register's Office for Davidson County, Tennessee. Berkeley Federal Bank and Trust, FSB, became Ocwen Federal Bank FSB by Affidavit of Notification of record in Book 10252, page 604, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10344 PG 701

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 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 12.00
TOTAL 438.50
CHECK 438.50

02/07/97 01 15:48 0001 4640

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271484
IDENTIF. & REFERENCE

97 FEB -7 PM 3:40
DAVIDSON COUNTY, TN.

No. 1115131