119-10-212

BOOK 10386 PG 827

Tennessee

Sharon Brown
Ocwen #2504462
Conventional

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 14, 1987, and recorded in Book 7328, Page 160 in the Register's Office of Davidson County, Tennessee, S. Marie Chambers, unmarried, conveyed to J.R. Cannon, 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 10325, Page 166 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 March 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, 5-A, West Palm Beach, Florida 33401 being the highest and best bidder, became the purchaser of said property at and for the sum of Fifty-Eight Thousand Four Hundred and 00/100 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 Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the westerly 45 feet of the southerly 125 feet of Lot 14 and the easterly 45 feet of the southerly 125 feet of Lot No. 13 of Block "F" on the Plan of Woodbine Courts, Part II, not of record.

SAID portions of Lots 13 and 14 adjoin and front together 90 feet on the northerly margin of Collier Avenue and extends back between parallel lines a distance of 125 feet to a dead line in the rear.

Sharon R. Brown obtained title to the above referenced real estate by Deed of record in Book 8711, Page 862, Register's Office of Davidson County, Tennessee.

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	57,643.00
	$58,400.00

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 March 7, 1997 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

7345 03/20 0101 CHECK 225.08

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 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.

Claire A. Taylor
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE SHELBY CO. TENN.

My Commission Expires: MY COMMISSION EXPIRES JULY 20, 1998

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
244 Collier Avenue,
Nashville, Tennessee 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Ocwen Federal Bank, FSB
1675 Palm Beach Lakes, 5-A
West Palm Beach, FL 33401

Mortgagee: None

Mail to

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

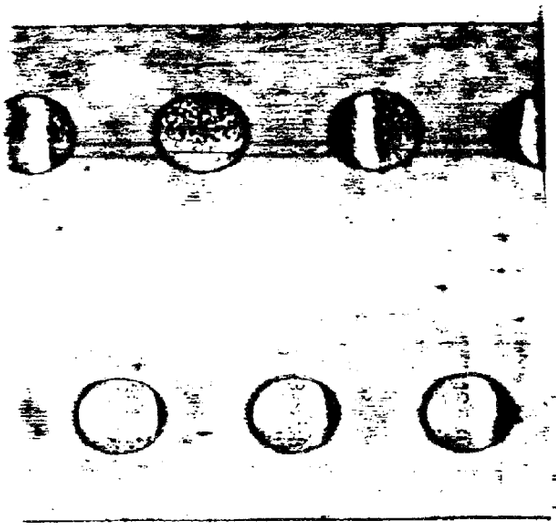
STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 58,400.00

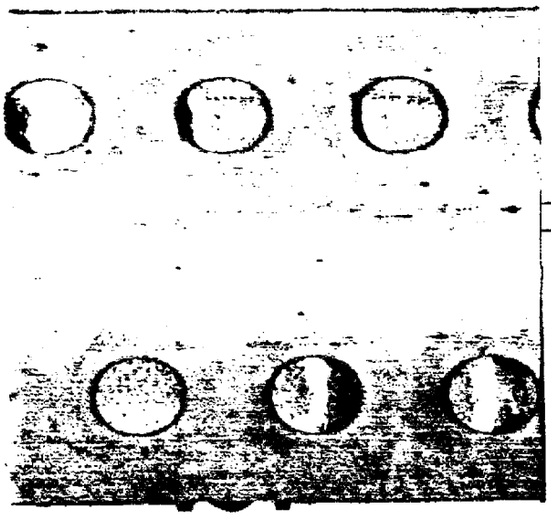
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF March 1997

97 MAR 20 PM 3:02
FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02285087





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

RECEIVED OF _____

FOR _____

BOOK 10386 PG 829

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 58400.00
				CON TX 216.08
				PRFEE 1.00
				WDEED 8.00
				TOTAL 225.08
				CHECK 225.08
			03/20/97 01	15:05 0001 9345

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0285087
IDENTIF. # REFERENCE

97 MAR 20 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1129659