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

SPECIAL WARRANTY DEED

BOOK 10427 PG 843

File No: 00281754

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lester Acton	Same	Map 119-10
[NAME]	[NAME]	
245 Collier Avenue		Parcel 212
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37211		
[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

have this day bargained and sold, and do hereby transfer and convey unto the said Lester Acton and wife, Jaqulyn Acton

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 $ 65,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of April, 19 97.

My Commission Expires: March 24, 2001
[Affix Seal]

Notary Public Mary B. Simmons

unimproved ( )
This is improved (X) property known as 244 Collier Avenue, Nashville, TN 37211
[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 23RD day of APRIL, 19 97 Ocwen Federal Bank, FSB, 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

BY:

S. CHRISTOPHER JONES
Sr. Vice President

STATE OF
COUNTY OF

BOOK 10427 PG 844

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, Donna I Siklos, 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 hum self to be Sr. Vice President of ~~the~~ Newen Federal Bank FSB a federal savings bank, 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 hum self as Sr. Vice President.

Witness my hand and seal, at office in West Palm Beach FL, this 22 day of April, 19 97.

DONNA I. SIKLOS
MY COMMISSION # CC 565325
EXPIRES: June 18, 2000
Bonded Thru Notary Public Underwriters

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

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

97 APR 24 PM 2:32

DAVIDSON COUNTY, TN.

0297680

IDENTIFICATION REFERENCE

3121 04/24 0101 03CHECK 21.50

WARRANTY DEED

FROM

_____

TO

_____

_____

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

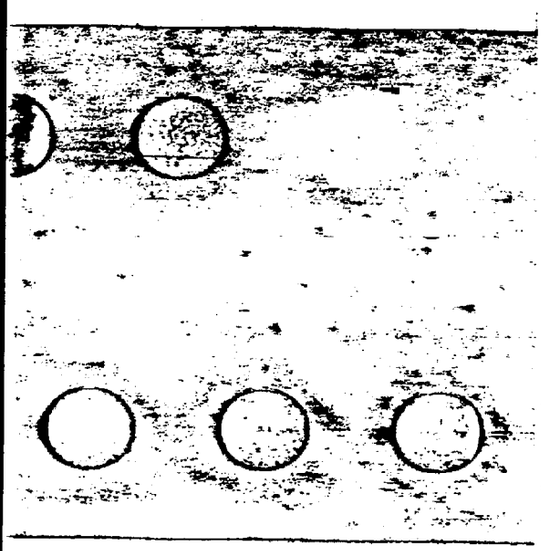
Exhibit "A"

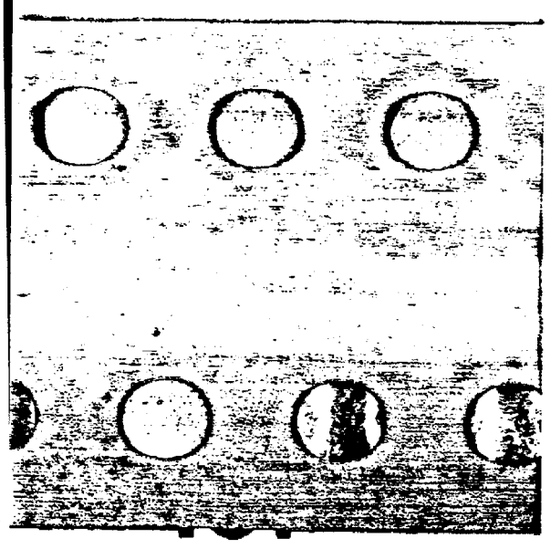
BOOK 10427 PG 845

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.

Being the same property conveyed to Ocwen Federal Bank, FSB, by Substitute Trustee's Deed from Arnold M. Weiss, of record in Book 10386, page 827, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10427 PG 846

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 12.00
TOTAL 253.50
CHECK 253.50

04/24/97 01 14:34 0001 3121

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297680
IDENTIFICATION REFERENCE

97 APR 24 PM 2:32

DAVIDSON COUNTY, TN.

No. 1143241