53-4 C-3 C/W 00345

Tennessee

Minnie Miles
Ocwen #2523751
Conventional

BOOK 10450 PG 111

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 24, 1990, and recorded in Book 8203, Page 772 in the Register's Office of Davidson County, Tennessee, Minnie Marianne Miles, unmarried, conveyed to Jonathan J. Foley, II, 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 10365, Page 262 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 May 6, 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-One Thousand Twenty-Eight and 87/100 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 one-half of Lot No. 21 on the map of McGavock's Homestead Addition, as of record in Book 57, Page 9, Register's Office for said County.

Said part of said lot fronts 35.8 feet on the north side of Monroe Street and runs back between parallel lines 160 feet to an alley in the rear.

Minnie Marianne Miles obtained title to the above referenced real estate by Deed of record in Book 8203, Page 769, Register's Office of Davidson County, Tennessee.

03035513
IDENTIF. & REFERENCE

97 MAY 12 AM 8:18
DAVIDSON COUNTY, TN.

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	50,271.87
	$51,028.87

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 May 6, 1997 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 6, 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, 1998

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
512 Monroe Street,
Nashville, Tennessee 37208

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

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 51,028.87

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May 1997

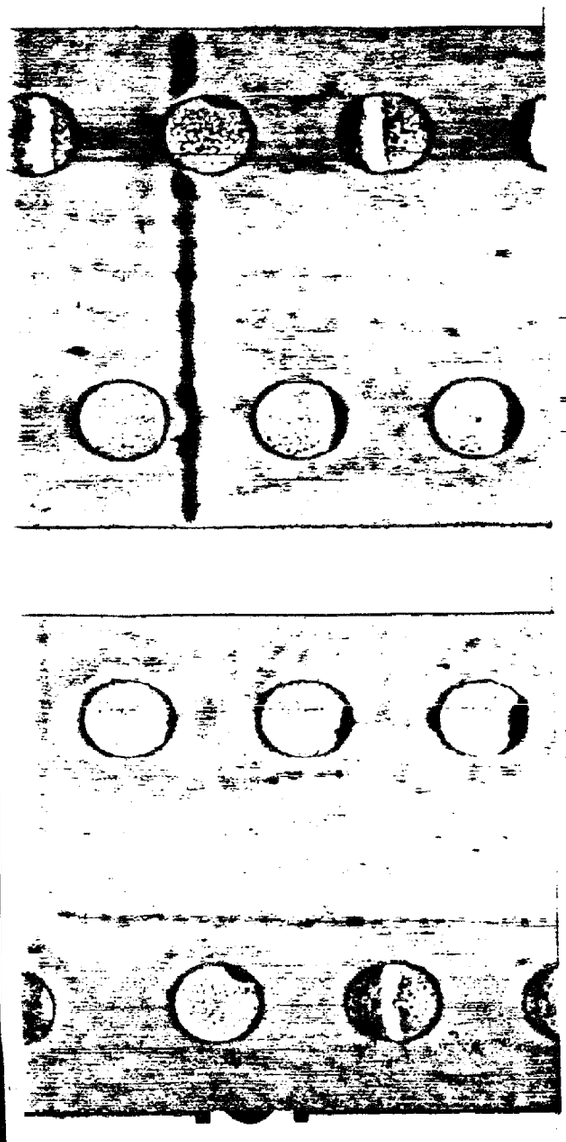
Notary Public

MY COMMISSION EXPIRES My Commission Expires Feb. 23, 1998

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

Mail

9523 05/12 0101 CHECK 197.81



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

RECEIVED OF _____

FOR _____

BOOK 10450 PG 113

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 51028.87
CON TX 188.81
PRFEE 1.00
MISC 8.00
TOTAL 197.81
CHECK 197.81

05/12/97 01 08:22 0001 9523

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0303513
IDENTIF. ↑ REFERENCE

97 MAY 12 AM 8:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1149568