70-2-63

130A 68635

Tennessee

BOOK 10510 PG 602

Milton Sales
Ocwen #2382927

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 7, 1986, and recorded in Book 6800, Page 12 in the Register's Office of Davidson County, Tennessee, Milton Sales and wife, Sandra Faye Sales, conveyed to Delta Title Company, 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 10438, Page 972 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 June 24, 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 Forty-Two Thousand Twenty-One 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 Lot No. 11 on the plan of Section Two, Shawnwood, of record in Book 6050, page 87, Register's Office for said County.
Said Lot No. 11 which is a corner lot, fronts 53.0 feet on the northwesterly margin of Buena Vista Pike and fronts 115.0 feet on the southwesterly margin of an unnames street, said frontages being joined by a curve having a length of 39.27 feet, and extends back 78.0 feet on the northwesterly line and 140.0 feet on the northeasterly line to a point of intersection.

Milton Sales obtained title to the above referenced real estate by Deed of record in Book 8088, Page 879, Register's Office of Davidson County, Tennessee.

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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	41,264.00
	$42,021.00

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 June 24, 1997 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 24, 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 STATE OF TENNESSEE AT LARGE SHELBY CO. TN

My Commission Expires: MY COMMISSION EXPIRES JULY 20, 1999

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
2849 Buena Vista Pike,
Nashville, Tennessee 37218

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
$ 42,021.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 1997

Claire A. Taylor
Notary Public

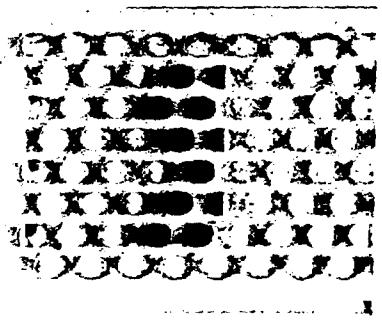
MY COMMISSION EXPIRES MY COMMISSION EXPIRES JULY 20, 1999

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE SHELBY CO. TN

97 JUN 30 PM 2:18
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0321266



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 10510 PG 604

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

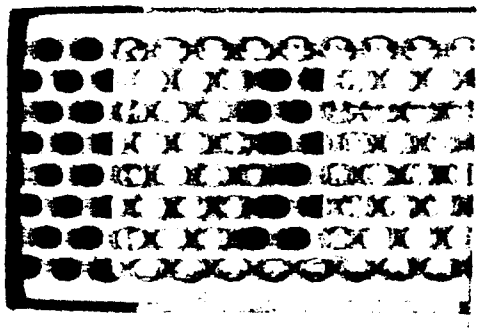
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 42021.00
CON TX 155.48
PRFEE 1.00
WDEED 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 164.48

CHECK 164.48

06/30/97 01 14:19 0001 8986



97 JUN 30 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE
0321266

No. 1168579