81-6-89
08 DA 13915

BOOK 10537 PG 139

Tennessee

Geraldine Lee
Ocwen #2437663
Conventional

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 8, 1986, and recorded in Book 7008, Page 299 in the Register's Office of Davidson County, Tennessee, Geraldine P. Lee and Nevus Merritt, both unmarried, conveyed to Manson, Jackson & Associates, 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 10475, Page 431 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 July 15, 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 Thirty-Two Thousand Five Hundred Twenty-Three 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:

Being Lot No. 45 on the Plan of Cumberland Gardens, as of record in Book 2900, Pages 3 and 4, Register's Office for Davidson County, Tennessee.
Said Lot No. 45 fronts 65 feet on the easterly side of 28th Avenue, North, and extends back 133.9 feet on the northerly line and 100 feet on the southerly line to a dead line which is a broken line, measuring 91.8 feet thereon.

Geraldine P. Lee and Nevus Merritt obtained title to the above referenced real estate by Deed of record in Book 7008, Page 296, 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	31,766.00
	$32,523.00

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 July 15, 1997 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 15, 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

ALITA G. SAWYER NOTARY PUBLIC AT LARGE COMM. EXP. 6-19-2001 SHELBY CO., TN

My Commission Expires: 6-19-2001

State Tax $
Clerk's Fee $
TOTAL $

97 JUL 21 PM 3:21

PROPERTY ADDRESS
1902 28th Ave. N.,
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

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

ALITA G. SAWYER NOTARY PUBLIC AT LARGE COMM. EXP. 6-19-2001 SHELBY CO., TN

IDENTIFICATION REFERENCE 0328746

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 32,523.00

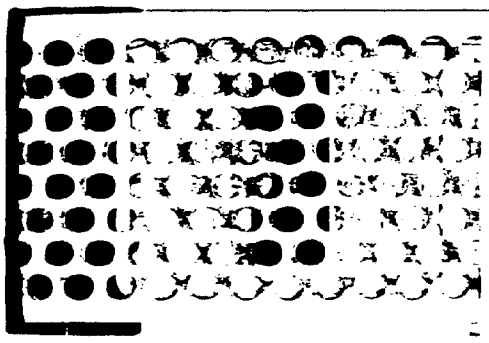
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES 6-19-2001

7182 07/21/97 0101 [illegible]



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10537 PG 141

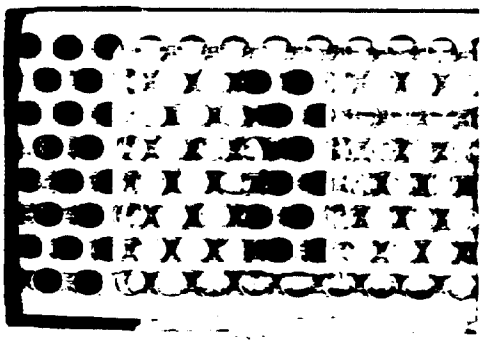
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CONT 31513.00
CON TX 129.34
PRFEE 1.00
MORTG 8.00
TOTAL 129.34
CHECK 129.34

07/21/97 01 15:23 0001 T162

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03287846
IDENTIF. REFERENCE

97 JUL 21 PM 3:22

REGISTER
DAVIDSON COUNTY TN

No. 1176871