BOOK 10993 PG 446

Tennessee
Map #71-1-132

Donald Jones
Ocwen #2400984

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 12, 1990, and recorded in Book 8026, Page 128 in the Register's Office of Davidson County, Tennessee, Donald R. Jones and wife, Gloria M. Jones, 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 10927, Page 63 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 18, 1998, 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 being the highest and best bidder, became the purchaser of said property at and for the sum of Forty-Six Thousand Nine Hundred Seventy-Nine and 61/100 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. 53 on the Revised Plan of Trinity Hills Village, Section One, First Addition, as of record in Book 4175, page 92, Register's Office, Davidson County, Tennessee, and as amended in Book 7991, page 456, and Book 7991, page 459, said Register's Office, to which Plan reference is here made for a more complete legal description.

Donald R. Jones and Gloria M. Jones obtained title to the above referenced real estate by Deed of record in Book 8026, Page 125, Register's Office of Davidson County, Tennessee.

045537

IDENTIF. ▲ REFERENCE

98 JUN 26 AM 9:57

KELLY J. ALSOBROOK REGISTER
DAVIDSON COUNTY, TN.

5012 06/26 0101 03CHECK 182.00

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	46,222.61
	$46,979.61

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 18, 1998 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 18, 1998 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: 6-19-2001

My Commission Espieres June 19, 2001

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
2501 Old Matthews Rd.,
Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Ocwen Federal Bank, FSB
1675 Palm Beach Lakes Blvd. #411
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
$ 46,979.61
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF June 19 98
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-19-2001

My Commission Espieres June 19, 2001

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10993 PG 448

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

MAMT 46979.61
MOR TX 173.82
PRFEE 1.00
VOID
MAMT 46979.61
CAMT 46979.61
VOID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

MOR TX 173.82
CON TX 173.82
~~TOTAL 174.82~~
~~CHECK 174.82~~

06/26/98 01 09:58 0001 6012

0455371
IDENTIF. ← REFERENCE
98 JUN 26 AM 9:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

TOTAL 182.82

MDEED 8.00
~~TOTAL 8.00~~
~~CHECK 8.00~~

06/26/98 01 No 09:58 0001 6013