Tennessee
Map #60-1-127

Marian Smith
Ocwen #2400240

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 11, 1986, and recorded in Book 6920, Page 976 in the Register's Office of Davidson County, Tennessee, Herbert L. Diggs et ux Amanya H. Diggs, conveyed to Tim N. Taylor, 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 10221, Page 712 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 29, 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 Thirty-Five Thousand Nine Hundred Five and 40/100 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. 77 on the plan of Golden Valley Estates-Section 1 as of record in Book 4175 Page 142, Registers Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Marian J. Smith obtained title to the above referenced real estate by Deed of record in Book 8048, Page 362, Register's Office of Davidson County, Tennessee.

98 AUG -6 PM 2:30
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

047015
IDENTIF. ↑ REFERENCE

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 | 35,148.40 |
| | $35,905.40 |

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 29, 1998 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 29, 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

SHELBY COUNTY, TN — ALITA G. HAILEY — NOTARY PUBLIC AT LARGE

My Commission Expires: 6-19-2001

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
3108 Greggwood Drive,
Nashville, Tennessee 37207-0000

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 OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 35,905.40
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 98
NOTARY PUBLIC Alita G. Hailey
MY COMMISSION EXPIRES 6-19-2001

SHELBY COUNTY, TN — ALITA G. HAILEY — NOTARY PUBLIC AT LARGE

3763 08/06 0101 03CHECK 144.07

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

RECEIVED OF _____

FOR _____

BOOK 11056 PAGE 68

| | | |
|---|---|---|
| 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 35965.00 |
| | | | | CON TX 133.07 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | CFEE 2.00 |
| | | | | TOTAL 144.07 |
| | | | | CHECK 144.07 |
| | | | 08/06/98 01 | 14:31 0001 3763 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 AUG -6 PM 2:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

04 72015
IDENTIF. ↑ REFERENCE

No. 1329342