0475908

BOOK 11069 PAGE 55

PICK-UP

Prepared by:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

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ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP:** 70-01
Lester C. McClain	Ocwen Federal Bank	Parcel 79
P.O. Box 63	P.O. Box 24737	13DA 45230
Brentwood, TN 37024	West Palm Beach, FL 33416-4737	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TWO THOUSAND ($2,000.00) DOLLARS, cash in hand paid by the within named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness payable to OCWEN FEDERAL BANK, as evidenced by deed of trust of record in Book 6107, Page 948, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions thereof;

I, **CHARLOTTE ELAIN SHAW FISHER**, a single individual, GRANTOR, have bargained and sold and by these presents do transfer and convey all of my right, title and interests unto the said **LESTER C. McCLAIN**, GRANTEE herein, his heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> **LAND** in Davidson County, Tennessee, being Lot No. 24 on the Plan of Haynes Park Section 2, of record in Book 4460, Page 51, Register's Office for said county, to which plan reference is made for a more complete description.
>
> **BEING** the same property conveyed to Charlotte Elain Shaw Fisher by deed Roger Williams and wife, Joyce H. Williams, of record in Book 6586, Page 526, Register's Office for Davidson County, Tennessee.
>
> **THIS** conveyance is by assumption of and subject to the unpaid balance of a note secured by a first mortgage Deed of Trust to Dominion Bancshares Mortgage Corporation, its successors and/or assigns, of record in Book 6107, Page 948, Register's Office for Davidson County, Tennessee. Said note is now held by and payable to Ocwen Federal Bank.

This is improved property known as 184 Haynes Park Drive, Nashville, Tennessee 37218.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And she does further covenant and bind herself, her heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 5th day of August, 1998.

Charlotte Elaine Shaw Fisher
CHARLOTTE ELAIN SHAW FISHER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLOTTE ELAIN SHAW FISHER**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 5th day of August, 1998.

Melissa D. Edwards
NOTARY PUBLIC

My Commission Expires: 09/29/01

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is Forty Five Thousand Five Hundred **DOLLARS ($45,500.00)**. This is equal to or greater than the property would bring at a fair and voluntary sale.

Jennifer B. Fowler
AFFIANT

SWORN to and **SUBSCRIBED** before me this 5th day of August, 1998.

Melissa D. Edwards
NOTARY PUBLIC

My Commission Expires: 09/29/01

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

RECEIVED OF _____

FOR _____

BOOK 11069 PAGE 57

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 45500.00	
			CON TX 168.35	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 179.35	
			CHECK 179.35	
08/17/98	01	15:27	0001	8025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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No. 1333541