BOOK 11069 PAGE 352

0476035

IDENTIF. → REFERENCE

98 AUG 18 AM 8:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

This Instrument Prepared by:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
17 West Pontotoc
Memphis, Tennessee 38103
(901) 578-9914

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 31, 1982 and recorded on January 12, 1983 at Book 5992, Page 216 in the Register's Office of DAVIDSON County, Tennessee, Winfred D. Wallbrown, and Brenda S. Wallbrown conveyed to Phillip E. Hill, as Trustee for The Kissell Company, 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 has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on May 18, 1998 at Book 10934, Page 692 in the Register's Office of DAVIDSON County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has 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 notice was given that the sale was to be held on June 19, 1998 at the DAVIDSON County Courthouse in Nashville, 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 time the said property was struck off and sold to Ocwen Federal Bank FSB f/k/a Berkeley Federal Bank & Trust FSB, at and for the sum of $59,030.91, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Ocwen Federal Bank FSB f/k/a Berkeley Federal Bank & Trust FSB of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said Ocwen Federal Bank FSB f/k/a Berkeley Federal Bank & Trust FSB, its successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

BEING LOT NO. 213, on the plan of Revised Phase Two, Heritage Square, as of record on Plat Book 5200, Page 378, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Commonly known as: 845 Heritage Circle, Madison, TN 37115

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Ocwen Federal Bank FSB f/k/a Berkeley Federal Bank & Trust FSB, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 14 day of Aug, 1998.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 14 day of Aug, 1998, before me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $59,030.91, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 14 day of Aug, 1998, before me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free

act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 10-24-2006

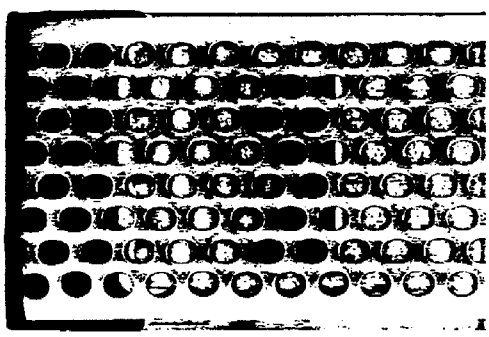
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
OCWEN FEDERAL BANK FSB F/K/A BERKELEY FEDERAL BANK & TRUST FSB
The Forum, Suite 402
1675 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401

Parcel No. 42/07/O/A/49.00

W&A No. 725-8038
Loan No. 2909174

DSTDeedforPMI_ABaldwin_980813_1728

3:53 16/18 1.01 93CHECK 233.41



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

RECEIVED OF _____

FOR _____

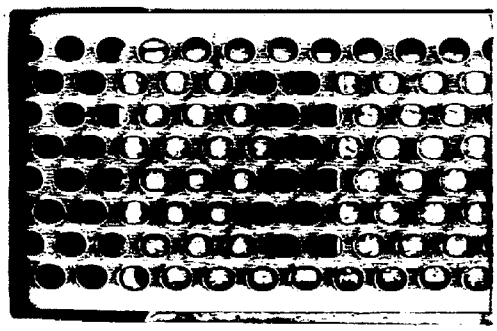
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 59030.91
CON TX 218.41
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 233.41
CHECK 233.41
08/13/98 01 08:46 0001 8163

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04 76035
IDENTIF. ← REFERENCE
98 AUG 18 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1333677