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 August 24, 1990 and recorded on September 6, 1990 at Book 6190, Page 653 in the Register's Office of DAVIDSON County, Tennessee, Terentius A. Vestal, and Yolanda O. Cothran conveyed to William D. Castleman, as Trustee for Commercial Federal Mortgage Corporation, 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 March 9, 1998 at Book 10828, Page 486 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 December 11, 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, at and for the sum of $27,676.56, 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 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, its successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

98 DEC 18 PM 3:11
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0527296
IDENTIF. # REFERENCE

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Brown's Subdivision of Lots 21-26, Brownsville Addition, recorded in Book 332, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

Commonly known as: 1510 Straightway Avenue, Nashville, TN 37206

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, 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 15 day of Dec, 1998.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 15 day of Dec, 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 $27,676.56, 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 15 day of Dec, 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

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
OCWEN FEDERAL BANK FSB
The Forum, Suite 402
1675 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401

Parcel No. 72/14/0/206.00

W&A No. 725-8008
Loan No. 2780682

DSTDeedforPMI_ASmith_981214_1246

2718 12/18 0101 03CHECK 117.40

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

015

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

| | |
|---|---|
| CAMT | 27676.56 |
| CON TX | 102.40 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 117.40 |
| CHECK | 117.40 |

12/18/98 01 15:11 0001 2718

11260

05272961
IDENTIF. & REFERENCE

98 DEC 18 PM 3:11
REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1402162