0592734

BOOK 11499 PG. 636

[illegible] REFERENCE

[illegible] ENV.

99 MAY 28 AM 10:52

[illegible] REGISTER
[illegible] COUNTY, TN.

2181 05/28 0101 03CHECK 262.40

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 May 21, 1986 and recorded on July 15, 1986 at Book 6916, Page 658 in the Register's Office of DAVIDSON County, Tennessee, Dennis R. Mabrey, and Pam M. Mabrey conveyed to D. Gene Merrill & Frederick E. Brooks, as Trustee for Atlantic Coast Mortgage 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 March 22, 1999 at Book 11393, Page 49 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 April 29, 1999 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 $63,622.20, 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:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Dreamland Estates Southeast, Section 1, of record in Book 5200, page 646, Register's Office for said County, reference to which is here made for a more complete and accurate description of said property. Being the same property conveyed to the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.

Commonly known as: 413 Cedarview Drive, Nashville, TN 37211

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 30 day of April, 1999.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 30 day of April, 1999, 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 $63,622.20, 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 BOOK 11499 PG. 638

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 30 day of April, 1999, 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
MARTIN 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. 162/13/184.00

W&A No. 725-9017
Loan No. 2379154

DSTDeedforFMI_ASmith_990430_1045

WILSON & ASSOCIATES, P.L.L.C.

Wilson & Associates, P.L.L.C.
Attorneys at Law

1521 Merrill Drive
Suite D-220
Little Rock, AR 72211
501-219-9388
Fax 501-219-9458

Offices:

17 West Pontotoc Avenue
Suite 205
Memphis, TN 38103
901-578-9914
Fax 901-578-9917

3200 West End Avenue
Suite 500
Nashville, TN 37203
615-783-1741
Fax 615-783-1743

March 31, 1999

BOOK 11499 PG. 639

VIA CERTIFIED MAIL

Special Procedures
INTERNAL REVENUE SERVICE
P.O. Box 1107 (MDP 148)
Nashville, Tennessee 37202

RE: Dennis R. Mabrey and Pam M. Mabrey
413 Cedarview Drive
Nashville, TN 37211
Loan No. 2379154 / W&A No. 725-9017

Gentlemen:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of a foreclosure of a deed of trust superior to a federal tax lien filed against the Defendant, Dennis R. Mabrey, said lien being more particularly described in the enclosed Notice of Trustee's Sale. In addition, the following information is provided in regard to the above-referencednon-judicial foreclosure sale:

1. Sharon Williams
Ocwen Federal Bank FSB
The Forum, Suite 402
1675 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401

2. A copy of the federal tax lien(s) (attached hereto as Exhibit A);

3. A copy of the property description and title opinion (attached hereto as Exhibits B and C respectively);

4. Not applicable;

5. Sale date and location: April 29, 1999 at 12:00 P.M. at the main entrance of the DAVIDSON County Courthouse in Nashville, Tennessee; and

6. The principal balance due is $72,109.98; and the approximate legal fees and costs are $1,200.00.

EXHIBIT

BOOK 11499 PG. 640

Thank you for your consideration and attention to this matter. Should you have any questions, please contact me at (501) 219-9388 (or facsimile at (501) 219-9458).

Sincerely,

WILSON & ASSOCIATES, P.L.L.C.

A. Danielle Litaker

ADL/mf
Enclosures

cc w/enc:
Sharon Williams

CtoIRS_3_mfisher_990331_1559

EXHIBIT

BOOK 11499 PG. 641

Internal Revenue Service

District
Director

Department of Treasury

P. O. Box 1107, MDP 53
Nashville, TN 37202

Person to Contact:
P. Jackson
Badge No. 62-09322
Telephone Number:
(615) 250-5749
Fax Number:
(615) 250-6008
Date:
April 12, 1999

725-9017

Wilson & Associates, P.L.L.C.
1521 Merrill Drive
Suite D-220
Little Rock, AR 72211

Re: Notice of Non-judicial Sale

Taxpayer: Dennis R. Mabrey
Property: 413 Cedarview Drive, Nashville, TN 37211

Dear Ms. Litaker:

This is to acknowledge receipt of your correspondence dated March 31, 1999 regarding the above named taxpayer. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425(c) of the Internal Revenue Code of 1986.

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown in the heading of this letter.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487, by calling 1-800-TAX-FORM. A payment may be required to secure a release.

We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to us. If the sale is canceled, please provide a brief explanation as to the reason.

Thank you for your cooperation.

Sincerely,

P Jackson

Gary A. Eaton
Chief, Advisory Section

Enclosure

EXHIBIT

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK **11499** PG. **642**

0592734

IDENTIFICATION REFERENCE

99 MAY 28 AM 10:52

REGISTER
DAVIDSON COUNTY, TN.

MISC
636222.08
CANCEL
05/28/99 01 10:56 0001 2180

CAMT
636222.08
CON TX 235.40
PRFEE 1.00
MISC 24.00
CFEE 2.00
TOTAL 262.40
CHECK 262.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 146738

05/28/99 01 10:57 0001 2181