Tennessee
Map #44-15-37 04D 42700

Debra Coggins
OFB# 2780476

BOOK 11516 PG. 111

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 19, 1990, and recorded in Book 8043, Page 116 in the Register's Office of Davidson County, Tennessee, Bobby C. Gaines, Jr. and wife, Ginger M. Gaines, conveyed to Charles W. Wall, 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 11263, Page 223 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 May 21, 1999, 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 whose address is 1675 Palm Beach Lakes Blvd, STE 411, West Palm Beach, Fl 33401, being the highest and best bidder, became the purchaser of said property at and for the sum of Eight Two Thousand Nine Hundred Eighty Three and 05/100 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 Old Hickory, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 122 of Section "A" on the plan of E.I. Du Pont de Nemours and Company's Subdivision, as of record in Book 1424, Page 68, Register's Office for said County, to which plan reference is here made for a more complete description of said lot. Together with the following items of property which are located in and installed as a part of the improvements on said land: Range/Oven, Dishwasher, Vent/Fan and Carpet."

Debra Davis Coggins obtained title to the above referenced real estate by Deed of record in Book 8975, Page 639, Register's Office of Davidson County, Tennessee.

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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 | 10.00 |
| Publication Expense | 249.00 |
| Attorney's Fees and Trustees Fees | 500.00 |
| Credit on Note | 82224.05 |
| | $82,983.05 |

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 May 21, 1999 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 21, 1999 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

My Commission Expires: 7-9-2002

DIANA D. MILLER-JACKSON MY COMMISSION NOTARY PUBLIC AT LARGE EXPIRES 7/9/2002 SHELBY COUNTY, TN

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
700 Lawrence St,
Old Hickory, TN 37138

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Ocwen Federal Bank, FSB
1675 Palm Beach Lakes Blvd,
STE 411
West Palm Beach, Fl 33401,

Mortgagee: None

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
$ 82,983.05
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
21st May 19 99
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-9-2002

DIANA D. MILLER-JACKSON MY COMMISSION NOTARY PUBLIC AT LARGE EXPIRES 7/9/2002 SHELBY COUNTY, TN

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11516 PG. 113

| | | |
|---|---|---|
| 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 | 82983.05 |
| CON TX | 307.03 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| CFEE | 2.00 |
| TOTAL | 318.03 |
| CHECK | 318.03 |

06/07/99 01 16:08 0001 6440

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IDENTIFICATION REFERENCE

99 JUN -7 PM 4:04

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

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

**No.** 1470927