Davidson County DEEDTRS
Recvd: 10/04/01 16:06 2pgs
Fees:13.00 Taxes:67.62
20011004-0108265

Tennessee
Map # 92-7-139

Cletus Kirkwood
Ocwen # 89759641

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 15, 1999, and recorded in Book 11549 Page 583 in the Register's Office of Davidson County, Tennessee, Cletus Kirkwood and Virginia Kirkwood, Husband and Wife, conveyed to Mark B. Leedom, 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 Instrument No. 200105220052823 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 July 31, 2001, 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 Bank One, National Association, as Trustee f/k/a First National Bank of Chicago, As Trustee for Delta Funding Home Equity Loan Trust 1999-2, a corporation, being the highest and best bidder, became the purchaser of said property at and for the sum of Eighteen Thousand Two Hundred Seventy Five Dollars and 00/100; 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 Bank One, National Association, as Trustee f/k/a First National Bank of Chicago, As Trustee for Delta Funding Home Equity Loan Trust 1999-2 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 Bank One, National Association, as Trustee f/k/a First National Bank of Chicago, As Trustee for Delta Funding Home Equity Loan Trust 1999-2, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being the easterly 64 feet of Lot No. 12, Plan of J.B. Davis' Subdivision, Register's Office for Davidson County, Tennessee, of record in Book 161, Page 123, said Register's Office, said part of Lot No. 12 fronts 33.2 feet on the west side of 21st Avenue North (formerly Tweed Street) and runs back between parallel lines 64.0 feet on North line and 64.2 feet on south line to right of way line of T.C.R.R. which measures 33.2 feet thereon, all in accordance with survey and plat by Hickerson-Miller dated July 15, 1955. THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Cletus Kirkwood and Virginia Kirkwood obtained title to the above referenced real estate by Deed of record in Book 4165, Page 293, Register's Office of Davidson County, Tennessee.

RETURN TO:
GREATER NASHVILLE TITLE CO.
200 Madison St.
Madison, TN 37115

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 Bank One, National Association, as Trustee f/k/a First National Bank of Chicago, As Trustee for Delta Funding Home Equity Loan Trust 1999-2, 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	12.00
Publication Expense	255.00
Attorney's Fees and Trustees Fees	550.00
Credit on Note	17,458.00
	$18,275.00

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 July 31, 2001 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 31, 2001 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

BRENDA DOYLE NOTARY PUBLIC AT LARGE SHELBY COUNTY TN MY COMM. EXP. 11-14-03

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
825 21st Avenue North,
Nashville, Tennessee 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Bank One, National Association
C/O Ocwen Federal Bank, FSB
1675 Palm Beach Lakes Blvd., Floor 10C
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
$ 18,275.00
AFFIANT Mari Frederick
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF 7/31 20 01
NOTARY PUBLIC Brenda Doyle
MY COMMISSION EXPIRES

BRENDA DOYLE NOTARY PUBLIC AT LARGE SHELBY COUNTY TN MY COMM. EXP. 11-14-03