Davidson County DEEDTRS
Recvd: 04/29/02 15:45 2pgs
Fees:13.00 Taxes:183.52
20020429-0052420

Tennessee
Map # 82-8-132

Malcolm Bellar
Ocwen # 30219604

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 18, 1998, and recorded in Book 11075 Page 694 in the Register's Office of Davidson County, Tennessee, Malcom W. Bellar, a married person and wife, Sharon Bellar, conveyed to Robert F. Frappier, 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 Register's Instrument No. 20020325-0036192 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 April 16, 2002, 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 Mortgage Electronic Registration Systems, Inc., a corporation, being the highest and best bidder, became the purchaser of said property at and for the sum of Forty Nine Thousand Six Hundred 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 Mortgage Electronic Registration Systems, Inc. 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 Mortgage Electronic Registration Systems, Inc., 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:

Being Lot No. 8 on the Plan of J.R. Love's Subdivision of the Massengale Tract, as of record in Book 547, Page 4, Register's Office for Davidson County, Tennessee. Said lot No. 8 fronts 50 feet on the south side of Cleveland Street and runs back 208 feet on the east line, and 209 feet on the West line, to an alley and shows 50 feet on said alley. Included in the above description, but excluded from this conveyance is the following tract of land, beginning at a point on the northerly margin of a 15 foot alley, said point being the southwest corner of the above mentioned property; thence in a northerly direction with westerly margin of said property a distance of 45.0 feet more or less to a point; thence in an easterly direction with a line a distance of 50.0 feet, more or less, to a point on the easterly margin of said property; thence in a southerly direction with the easterly margin of said property to a distance of 45.0 feet, more or less to a point on the northerly margin of a 15 feet alley; thence in a westerly direction with the northerly margin of said alley a distance of 50.0 feet more or less to the point of beginning and containing 2,250 square feet, more or less.

Malcolm Bellar obtained title to the above referenced real estate by Deed of record in Book 10256, Page 171, Register's Office of Davidson County, Tennessee.

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 Mortgage Electronic Registration Systems, Inc., 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	48,783.00
	$49,600.00

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 April 16, 2002 hereunto set his hand and seal.

Arnold M. Weiss

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 16, 2002 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.

Shelley S. Stewart

NOTARY PUBLIC

SHELLEY S. STEWART NOTARY PUBLIC AT LARGE MY COMM. EXP. 11-14-04 SHELBY CO. TN

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
924 West Eastland Avenue,
Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Mortgage Electronic Registration Systems, Inc.
C/o Ocwen Federal Bank, FSB
1675 Palm Beach Lakes Blvd., Floor 10C
West Palm Beach, FL 33401

Mortgagee: None

mail to

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
$ 49,600.00

Arnold M. Weiss
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF April 16 2002

Shelley S. Stewart
NOTARY PUBLIC
MY COMMISSION EXPIRES

SHELLEY S. STEWART NOTARY PUBLIC AT LARGE MY COMM. EXP. 11-14-04 SHELBY CO. TN