Davidson County DEEDTRS
Recvd: 08/09/02 11:15 2pgs
Fees:13.00 Taxes:212.29
20020809-0096300

Tennessee
Map #43-14-185

Dawn Hart
OCWEN 35192426

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 8, 2000, and recorded in Register Instrument No.200006150059880 in the Register's Office of Davidson County, Tennessee, Dawn Hart, unmarried, conveyed to Mary L. Aronov, Esq., 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. 20020626-0077053 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 30, 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 Ocwen Federal Bank, FSB, a corporation, being the highest and best bidder, became the purchaser of said property at and for the sum of FIFTY SEVEN THOUSAND THREE 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 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 Madison, County of Davidson, State of Tennessee, to-wit:

Property located at 226 Lanier Drive, Madison, TN, County of Davidson, AND: BEING Lot No. 1-B on the plan of Revised Plan of Part of the Bernice L. Dickenson's Subdivision, of record in Book 5190, Page 640, as amended in Zone Lot Division of Lot No. 1 on the Revised Plan of Part of the Bernice L. Dickenson's Subdivision of record in Book 6250, Page 859, said Register's Office. Said Lot No. 1-B fronts 29.46 feet on the Westerly margin of Lanier Drive and extends back 193.02 feet on the northerly line and 192.06 feet on the southerly line to a dead line in the rear, measuring 28.05 feet thereon.

Dawn Hart obtained title to the above referenced real estate by Deed of record in Instrument No. 200006150059879, 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 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	12.00
Publication Expense	255.00
Attorney's Fees and Trustees Fees	550.00
Credit on Note	56,558.00
	$57,375.00

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 30, 2002 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 30, 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.

NOTARY PUBLIC

MARCI FREDERICK NOTARY PUBLIC AT LARGE MY COMM. EXP. 08-3-05 SHELBY CO. TN

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
226 Lanier Drive,
Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Ocwen Federal Bank, FSB
1675 PALM BEACH LAKES SUITE404
WEST PALM BEACH, FL 33401

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

mail to:

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 57,375.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF
7/30 02
NOTARY PUBLIC
MY COMMISSION EXPIRES

MARCI FREDERICK NOTARY PUBLIC AT LARGE MY COMM. EXP. 08-3-05 SHELBY CO. TN