Davidson County DEEDTRS
Recvd: 11/28/05 08:36 2 pgs
Fees:13.00 Taxes:568.47
20051128-0142317

Tennessee
Map # 14-0-204

Marcus Hayes
Ocwen #3920014

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 26, 1998, and recorded in Book 10770 Page 280 and rerecorded in Book 10789 Page 791 in the Register's Office of Davidson County, Tennessee, Marcus Keith Hayes, conveyed to Robert J. Notestine, III, 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 11579 Page 104 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 November 8, 2005, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center 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 Wells Fargo Bank Minnesota, N.A., as Trustee for Fund America Investors Trust 1998-NMC1 Collateralized Mortgage Obligation Series 1998-NMC1, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Fifty-Three Thousand Six Hundred Forty and 00/100 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 Wells Fargo Bank Minnesota, N.A., as Trustee for Fund America Investors Trust 1998-NMC1 Collateralized Mortgage Obligation Series 1998-NMC1 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 Wells Fargo Bank Minnesota, N.A., as Trustee for Fund America Investors Trust 1998-NMC1 Collateralized Mortgage Obligation Series 1998-NMC1, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Situated and lying in the 14th Civil District of Davidson County, Tennessee, being described as Tract I according to an unrecorded survey by Tommy E. Walker, P. O. Box 495, Ridgetop, TN 37152, Tennessee R.L.S. NO. 1465, dated March 26, 1992 as follows, to wit: Beginning at a point in the westerly margin of Bidwell Road, being the northeast corner of this tract and the southeast corner of a tract of land owned by Joe A. Smith, etux, of record in Book 4412, Page 575, R.O. D. C. T.; thence with the westerly margin of Bidwell Road South 02 degrees 20' 50" West 150.00 feet to a point; thence North 87 degrees 30' 00" West 789.86 feet to a point; thence North 02 degrees 20' 50" East 150.00 feet to a point; thence South 8 degrees 30' 00" east 789.86 feet to the point of beginning, containing 2.72 acres, more or less.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Marcus Keith Hayes, unmarried, his heirs and assigns, obtained title to the above referenced real estate by Deed of record in Book 10770, Page 277, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

Proper notice of this sale has been made to the Internal Revenue Service and this sale is made subject to the redemption rights of the Internal Revenue Service

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 Wells Fargo Bank Minnesota, N.A., as Trustee for Fund America Investors Trust 1998-NMC1 Collateralized Mortgage Obligation Series 1998-NMC1, 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	$265.02
Attorney's Fees and Trustees Fees	$600.00
Credit on Note	$152,764.98
	$153,640.00

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 November 8, 2005 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On November 8, 2005 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

DIANA WILLIAMS BARTON NOTARY PUBLIC AT LARGE SHELBY CO. TN

My Commission Expires: MY COMMISSION EXPIRES APRIL 10, 2007

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
7267 Bidwell Road,
Joelton, Tennessee 37080

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Ocwen Loan Servicing, LLC
1675 Palm Beach Lakes, Suite 404
West Palm Beach, FL 33401

Mortgagee: None

This instrument prepared by:
Weiss Spicer, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

RETURN TO:

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$153,640.00**
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, November 8, 2005
NOTARY PUBLIC
MY COMMISSION EXPIRES MY COMMISSION EXPIRES APRIL 10, 2007

DIANA WILLIAMS BARTON NOTARY PUBLIC AT LARGE SHELBY CO. TN