

DEED ON DECREE OF ORDER OF SALE

To all Persons to Whom these Presents shall Come:

Whereas at the June Term 2004, of the Court of Common Pleas of the County of Mercer and State of Ohio, in an action numbered on the Docket of said Court as Case No. 04 CIV 100, wherein Bank One, N.A., Plaintiff, commenced an action against William E. Monroe and Alicia S. Monroe, Defendants, and the said Plaintiff, obtained a judgment against the said Defendants on the Mortgage Note as set forth in the Complaint for the sum of One Hundred Six Thousand Six Hundred and Thirty Eight Dollars (\$106,638.00) and costs of suit:

And Whereas, pursuant to said judgment, an order of sale was afterwards, on the 13th of October, 2004, duly issued by said Court, commanding the Sheriff of said County to sell the hereinafter described premises according to law;

And Whereas, I, Jeff Grey, the Sheriff aforesaid, having caused said premises to be appraised, and a copy of the appraisement to be duly filed in the office of the Clerk of said Court, and having advertised the time and place of selling the same, in the Daily Standard a newspaper printed and of general circulation in said County, for the period of thirty days prior to the day of sale, and otherwise complied with said order and the statute in such cases;

And Whereas, on the 8th day of December, 2004, in the Courthouse in said County at 10:00 o'clock a.m. of said day, I, the said Sheriff, exposed said Real Estate for sale at Public Auction, and the same was then and there sold to the hereinafter named grantee, Franklin Credit Management Corporation, whose mailing address is 6 Harrison Street, New York, NY 10013, for the sum of Thirty Six Thousand Six Hundred Sixty Seven and 00/100 Dollars (\$36,667.00), the bid of said grantee being the highest and best bid offered, and said sum being more than two-thirds the appraised value thereof;

And Whereas, at the January Term of said Court, 2005, the said proceedings by the said Sheriff had in the premises, were submitted to said Court, and by it in all respects confirmed, and the said Sheriff was ordered and directed to make a Deed of said Real Estate to the said hereinafter named grantee;

Now Know Ye, That I, Jeff Grey, Sheriff of Mercer County, Ohio, by virtue of the Statute in such case made and provided, and in consideration of the said sum of Thirty Six Thousand Six Hundred Sixty Seven and 00/100 Dollars (\$36,667.00), which I acknowledge to have received from the grantee, do hereby Grant, Sell and Convey unto said grantee, Franklin Credit Management Corporation, heirs and assigns forever, the following described real estate, situated in Mercer County and State of Ohio, to wit:

Being Lot #1150 in Restful Acres, Inc. 9th Addition to the Village of Coldwater, Ohio, as shown on the recorded plat of said addition in Plat Book 11, Page 15, Recorder's Office, Mercer County, Ohio.

Parcel No. 05-155800.0000
801 North 7th Street
Coldwater, OH 45828

8-27-328-010

200500001935
WELTMAN WEINBERG & REIS CO
175 S 3RD ST STE 900
COLUMBUS, OH 43215-9886

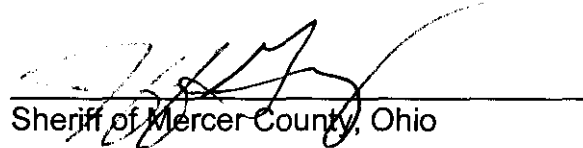
To have and to hold the same with all the appurtenances thereto belonging, to said grantee and their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand
officially, this 22 day of March,
2005.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 30 2005

MERCER COUNTY
TAX MAP DEPARTMENT


Sheriff of Mercer County, Ohio

200500001935
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
03-30-2005 At 12:18 pm.
SHERIF DEED 28.00
OR Book 197 Page 1477 - 1478

The State of Ohio, Mercer County.

Before me, a Notary Public in and for said County, personally appeared the above named
Jeff Corey, Sheriff of Mercer County, Ohio, the grantor in the foregoing
deed, who acknowledged the signing of the same to be his voluntary act and deed, as such
Sheriff, for the uses and purposes therein mentioned..

IN WITNESS WHEREOF, I have hereunto set my hand
and seal this 22 day of March,
2005.


TRANSFERRED

MAR 30 2005

MA
COUNTY AUDITOR
MERCER COUNTY, OHIO

DEED PREPARED BY:

Terrence R. Heffernan
Attorney At Law
175 S. Third Street, Ste 900
Columbus, OH 43215
WWR#03700272-COL


ANGELA K. BRUNSWICK
Notary Public, State of Ohio
My Commission Expires February 10, 2008
Recorded in Mercer County

SEAL

Exemption paragraph, conveyance Fee 36.70
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

HP 3-30-05
Deputy Aud. Date