FILE

FROM: Ocwen Federal Bank, FSB

TO: Mary A. W. Brown

This instrument prepared by:
RICHARD NORTHCUTT, ATTORNEY
217 Pineway Drive
Nashville, TN 37217

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Mary A. W. Brown	First American Ntl.	Map 108-30
3058 Casa Drive	First American Cntr	Parcel 50
Nashville, TN 37214	Nashville, TN 37237	

5922 05/01 0101 03CHECK 191-23

SPECIAL WARRANTY DEED

BOOK 10437 PG 743

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ocwen Federal Bank,FSB a/k/a Owen Federak Bank, FSB** ,hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Mary A. W. Brown**, hereinafter called the GRANTEES, their 2heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 98-A, Zone Lot Division of Lot Nos. 93 and 98, Section Five, Patio Villa, of record in Plat Book 6250, page 558, amending Plat Book 5200, page 633, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Grantors by Deed of even date being recorded simultaneously herewith.

97 MAY -1 PM 2:35

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0300245

The street addresses of the Real Property is3058 Casa Drive; Nashville, TN 37214, ____ unimproved/X improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 29 day of April, 1997.

Ocwen Federal Bank, FSB

BY: Paul Bartholomew Jeff Neal Paul Bartholomew

TITLE: VICE PRESIDENT

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF _____

FILED
BK 10437 PG 741

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____, 19____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $49,250.00 .

_____
Affiant

Subscribed and sworn to before me, this the 30th day of April, 1997.

My Commission Expires: 5/24/98

NOTARY PUBLIC

_____
Notary Public

STATE OF FLORIDA
COUNTY OF PALM BEACH

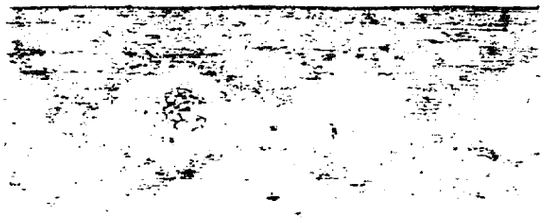
Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeff Neal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Vice President of Ocwen Federal Bank the within named bargainor, and corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, ~~by the said _____ as such _____~~.

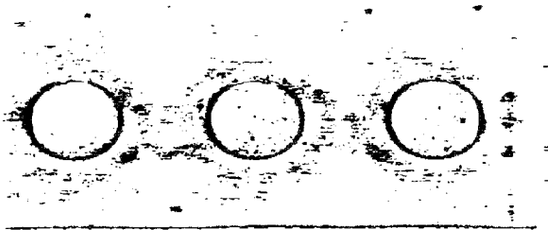
Witness my hand and official seal at West Palm Beach, Florida, this 29th day of April, 1997.

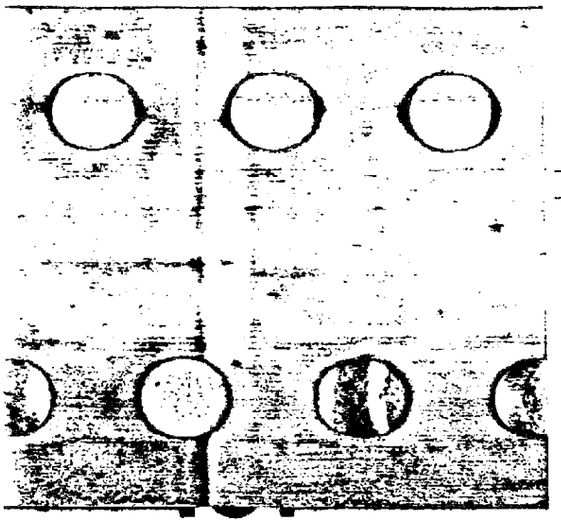
My Commission Expires: 2-12-2000

_____

MARY ANNE SUSIN
MY COMMISSION # CC 531703
EXPIRES: February 12, 2000
Bonded Thru Notary Public Underwriters







OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10437 PG 745

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	49250.00
CON TX	182.23
PRFEE	1.00
WDEED	8.00
TOTAL	191.23
CHECK	191.23

05/01/97 01 14:38 0001 5922

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0300245
IDENTIF. & REFERENCE

97 MAY -1 PM 2:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1146007