RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

# SPECIAL WARRANTY DEED

BOOK 10646 PG 173

| Name and Address of New Owner(s): | Send Tax Bills to: | Map and Parcel Nos. |
|---|---|---|
| Peter S. Hawes<br>1411 Montgomery Avenue<br>Nashville, TN 37206 | Same as New Owner | Map 71-16<br>Parcel 116 |

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **OCWEN FEDERAL BANK, FSB**, ("Grantor"), has bargained and sold, and hereby transfers and conveys to **PETER S. HAWES** ("Grantee), his successors, heirs and assigns, certain land in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantee, his successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Property taxes for 1997, any and all easements, etc. which may be shown on the Plan of T. I. WARD'S RE-SUBDIVISION of certain lots in Williams and Hayes Company's Belleview Plan as recorded in Plat Book 974, Page 48, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, his successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this the 6th day of ~~SEPTEMBER~~ OCTOBER, 1997.

OCWEN FEDERAL BANK, FSB

By: _____

TITLE: RONALD M. FARIS
Sr. Vice President

ATTEST: _____

TITLE THOMAS E. BREEDLOVE
Assistant Secretary

OCWEN FEDERAL BANK FSB CORPORATE SEAL

0359072
IDENTIF. ↑ REFERENCE

97 OCT 15 AM 10:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

BOOK 10648 PG 174

STATE OF Florida

COUNTY OF Palm Beach

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ronald Faris and Thomas E. Breedlove with whom I am personally acquainted and who upon their (his, her, their) oath(s) acknowledged themselves (herself, himself, themselves) to be the Sr Vice President and Asst. Secretary respectively of **OCWEN FEDERAL BANK, FSB** the within named bargainor, a corporation, and that Thomas E Breedlove as such Asst Secretary and Ronald M Faris as such Sr V-P being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ronald M. Faris as such Sr V-P and attesting the same by the said Thomas E Breedlove as such Asst Secretary

Witness my hand and official seal at office at W Palm Beach, Florida, on this the 6th day of ~~SEPTEMBER~~ OCTOBER, 1997.

Judith A Nelson

Notary Public

My Commission Expires: 4.27.98

NOTARY PUBLIC STATE OF FLORIDA

JUDITH A NELSON
My Commission CC[illegible]
Expires Apr. 27, 1998
Bonded by HAI
800-422-1555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $35,000.00

Affiant

Subscribed and sworn to before me this 10th day of ~~SEPTEMBER~~ OCTOBER, 1997.

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 102
MADISON, TN 37115

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Map showing T. I. Ward's Resubdivision of certain lots in William and Hayes Company's Belleview Plan as of record in Book 974, Page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the easterly side of Montgomery Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Ocwen Federal Bank, FSB by Warranty Deed from Jerry W. Richardson and wife, Erica D. Richardson, of record in Book 10429, Page 873, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1411 Montgomery Street, NASHVILLE, TN 37207

9937 10/15 0101 03CHECK 142.50

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 10646 PG 176

| | | |
|---|---|---|
| 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 [illegible]
CO TX 129.50
PRFEE 1.00
MISC 10.00
TOTAL 140.50
CHECK 140.50

10/15/97 01 10:21 0001 9937

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0359072
IDENTIF. ↑ REFERENCE

97 OCT 15 AM 10:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1209240