BOOK 10768 PG 306

Name and Address
of New Owner(s):
BOYCE DAVIS, JR.

1902 28TH AVE. NORTH
NASHVILLE, TN 37208

Send Tax Bills to:
SAME AS NEW OWNERS

Map and Parcel Nos.
MAP 81 GROUP 6
PARCEL 89

SPECIAL WARRANTY DEED

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 **BOYCE DAVIS, JR.**, ("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 1998, All matters as set forth on the Plan of Cumberland Gardens as of record in Book 2900, Pages 3 and 4, Register's Office for said County; Restrictions for said Plan, if any, as may be of record in said Register's Office.

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 13th day of January, 1998.

OCWEN FEDERAL BANK, FSB

By: TOM F

TITLE: RONALD M. PARIS
Sr. Vice President

ATTEST:

TITLE THOMAS E. BREEDLOVE
Assistant Secretary

FSB
CORPORATE SEAL
FLORIDA

98 JAN 26 PM 12:35
DAVIDSON COUNTY, TN.

MAIL ENV.

0393400

IDENTIFICATION REFERENCE

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

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 M 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 Secy 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 Secy.

Witness my hand and official seal at office at West Palm Beach, Florida, on this the 13th day of January, 1998.

Notary Public

My Commission Expires:

DONNA I. SIKLOS
MY COMMISSION # CC 555325
EXPIRES: June 18, 2000
Bonded Thru Notary Public Underwriters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $34,000.00.

Affiant

Subscribed and sworn to before me
this 15TH day of January, 1998.

Notary Public

My Commission Expires: 9-15-98

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

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

EXHIBIT "A" BOOK 10768 PG 308

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Cumberland Gardens, as of record in Book 2900, Pages 3 and 4, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 45 fronts 65 feet on the easterly side of 28th Avenue North, and extends back 133.9 feet on the northerly line and 100 feet on the southerly line to a dead line which is a broken line, measuring 91.8 feet thereon.

BEING the same property conveyed to Ocwen Federal Bank, FSB, by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, of record in Book 10537, Page 139, Register's Office for Davidson County, Tennessee.

THIS IMPROVED PROPERTY ALSO KNOWN AS 1902 28TH AVENUE, NORTH, NASHVILLE, TN 37208.

5598 01/26 0101 03CHECK 138.80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10768 PG 309

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	34000.00
CON TX	125.80
PRFEE	1.00
WDEED	12.00
TOTAL	138.80
CHECK	138.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/26/98 01 12:57 0001 5598

039400
IDENTIFICATION

98 JAN 26 PM 12:35

REGISTER
DAVIDSON COUNTY, TN.

No. 1246199