SPECIAL WARRANTY DEED

BOOK 11317 PAGE 345

Name and Address of New Owner(s):
Cromwell Properties, LLC
1836 Cromwell Dr.
Nashville, TN 37215

Send Tax Bills to:
SAME AS NEW OWNERS

TAX ID NUMBERS:
Map 71-12 Parcel 127

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 **CROMWELL PROPERTIES, LLC** ("Grantee"), its 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, its 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 1999 which are a lien but not yet due and payable; subject to notes, easements, owner's certificate and building setback lines, if any, as may be set forth on the plan of Victory Heights Subdivision as of record in Book 1130, Page 97, 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, its successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this the 26th day of JANUARY, 1999.

0542520
IDENTIF. A REFERENCE
99 JAN 29 PM 12:56
BILL GANNALI REGISTER
DAVIDSON COUNTY, TN.

OCWEN FEDERAL BANK, FSB

By: _____ DON L. ST. JOHN Vice President

TITLE: _____

ATTEST: _____ SCOTT A. BARNES Assistant Secretary

TITLE _____

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 Don L St. John and Scott A Barnes with whom I am personally acquainted and who upon the (his, her, their) oath(s) acknowledged themselves (herself, himself, themselves) to be the V.P. and Assistant Sec respectively of **OCWEN FEDERAL BANK, FSB** the within named bargainor, a corporation, and that Don L. St. John as such VP AND Scott A Barnes as such Ass. Sec being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Don L St John as such VP and attesting the same by the said Scott A Barnes as such Ass Sec.

Witness my hand and official seal at office at West Palm Beach, Florida, on this the 26 day of JANUARY, 1999.

Notary Public

My Commission Expires:

JOHN D. FABIAN
MY COMMISSION # CC 781316
EXPIRES: October 6, 2002
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 $31500.00.

Affiant

Subscribed and sworn to before me
this 26th day of January, 1999.

Notary Public

My Commission Expires: 3-23-2002

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

6924 01/29 0101 03CHECK 131.55

EXHIBIT "A"

LAND in DAVIDSON County, Tennessee, being Lot No. 6 on the Map of Victory Heights Subdivision, as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Ocwen Federal Bank, FSB by Trustee's Deed from Robert M. Wilson, Jr., Successor-Trustee of record in Book 11225, Page 476, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY ALSO KNOWN AS 717 Chickasaw Avenue, Nashville, Tn 37207.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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CAMT	31500.00
CON TX	116.55
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	131.55
CHECK	131.55

01/29/99 01 12:55 0001 B924

0542520
IDENTIF. & REFERENCE

99 JAN 29 PM 12:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418306