SPECIAL WARRANTY DEED

Name and Address of New Owner(s):
LELAND D. WATTS
6744 Quiet Lane
Brentwood, TN 37027

Send Tax Bills to:
Same as New Owner(s)

TAX ID NUMBERS:
Map 80 Group 8
Parcel No. 384

BOOK 11589 PG. 469

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 **LELAND D. WATTS**, ("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:

Notes, building setback lines, easements, etc., as set forth on the Plan of Bordeaux Hills Addition, as of record in Plat Book 4460, Page 9, Register's Office for DAVIDSON County, Tennessee AND subject to restrictive covenants of record in Book 4495, Page 859, said Register's Office and subject to property taxes for 1999, a lien, but not yet due and payable.

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, successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this the 19th day of July, 1999.

0616290
IDENTIF. ↑ REFERENCE

99 JUL 27 AM 10:48
CALL GRANT IT REGISTER
DAVIDSON COUNTY, TN.

OCWEN FEDERAL BANK, FSB

By: _____
DON L. ST. JOHN
TITLE: Vice President

ATTEST: _____
SCOTT A. BARNES
TITLE Assistant Secretary

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 their (his, her, their) oath(s) acknowledged themselves (herself, himself, themselves) to be the V.P. and Asst Secy. respectively of **OCWEN FEDERAL BANK, FSB** the within named bargainor, a corporation, and that Don L. St John as such V.P. AND Scott A. Barnes as such Asst. Secy 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 V.P. and said Scott A. Barnes attesting the same by the as such Asst Secy.

Witness my hand and official seal at office at West Palm Beach, Florida, on this the 19th day of July, 1999.

Notary Public

Rebecca A Cotto
My Commission CC753603
Expires October 6, 2001

My Commission Expires: 10-06-01

BOOK 11589 PG. 470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $37,725.00.

Affiant

Subscribed and sworn to before me
this 22Nd day of July, 1999.

Notary Public

My Commission Expires: 3/23/2002

ROBERT L. SANDERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 103
MADISON, TN 37115

Mail to:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 as shown on the plan of Bordeaux Hills Addition, 13th Civil District, as of record in Plat Book 4460, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

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 11492, Page 876, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY ALSO KNOWN AS 3226 LEAWOOD DRIVE, NASHVILLE, TN 37218.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11589** PG. **472**

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

0616290

IDENTIF. ↑ REFERENCE

JUL 27 AM 10:48

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495712