# SPECIAL WARRANTY DEED

Name and Address
of New Owner(s):
DONALD H. CARPENTER
CONNIE H. CARPENTER
3852 Valley Ridge
Nashville, TN 37211

Send Tax Bills to:
Cendant Mortgage
3000 Leadenhall Road
Mt. Laurel, NJ 08054

Tax ID Numbers:
MAP 133-11-99

BOOK 11677 PAGE 344

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 **DONALD H. CARPENTER AND WIFE, CONNIE H. CARPENTER** ("Grantees"), their 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(s), their 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; Restrictions of record in Book 3770, Page 214, Register's Office for said County; All matters set forth on the Plan of Valley View Meadows, Section 2, of record in Book 3600, Page 60, said Register's Office.

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

Executed this the 23rd day of SEPTEMBER, 1999.

OCWEN FEDERAL BANK, FSB

By: _____

TITLE: DON L. ST. JOHN
Vice President

ATTEST: _____

TITLE DONNA I. McPEEK
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 Donna I. McPeek 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 Donna I. McPeek 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 attesting the same by the said Donna I. McPeek as such Asst Secy.

Witness my hand and official seal at office at West Palm Beach, Florida, on this the 17 day of SEPTEMBER, 1999.

Notary Public

Rebecca A Cotto
My Commission CC753603
Expires October 6, 2001

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $108,000.00.

AFFIANT

Subscribed and sworn to before me
this 23rd day of SEPTEMBER, 1999.

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3-23-2002

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. 102
MADISON, TN 37115

Cmad

LAND in Davidson County, Tennessee, being Lot No. 79 on the Plan of Valley View Meadows, Section 2, as of record in Book 3600, Page 60, 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 Substitute Trustee's Deed from Arnold M. Weiss, Subsitute Trustee, of record in Book 11261, Page 358, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY ALSO KNOWN AS 3852 VALLEY RIDGE DRIVE, NASHVILLE, TN 37211

064,0038
MAP & PARCEL REFERENCE
99 SEP 27 PM 3:02
[illegible] REGISTER
DAVIDSON COUNTY, TN.
3924 09/27 0101 03CHECK 414.60

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11677 PAGE 647

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0640038

REFERENCE

99 SEP 27 PM 3:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | |
| | 108000.00 |
| CON TX | 399.60 |
| PRFEE | 1.00 |
| UDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 414.60 |
| CHECK | 414.60 |

09/27/99 01 15:05 0001 2924

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

**No.** 1520844