Instr:200002150015315 Page: 1 OF 3
REC'D FOR REC 02/15/2000 3:32:17PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $77.70

PICK-UP

SPECIAL WARRANTY DEED

Name and Address of New Owner(s):
Jon Stark c/o Stark Enterprises
200 Church Street, STE 300
Nashville,TN 37201

Send Tax Bills to:
Same as New Owner

TAX ID NUMBERS:
Map 82-7 Parcel 320

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 **Jon Stark** ("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 the year 2000 which are a lien but not yet due and payable; Subject to notes, easements, owner's certificate, building setback line, etc., if any, as may be set forth on the plan of East Nashville Real Estate Company's Plan of Lots, of record in Book 57, Page 11, 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 but no further or otherwise.

Executed this the 14th day of February, 2000.

OCWEN FEDERAL BANK, FSB

By: DON ST. JOHN
TITLE: Vice President

ATTEST: DONNA I. McPEEK
TITLE: Assistant Secretary

OCWEN FEDERAL BANK FSB CORPORATE SEAL

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 Vice President and Assistant Secretary respectively of **OCWEN FEDERAL BANK, FSB** the within named bargainor, a corporation, and that Don L. St. John as such Vice President AND Donna I. McPeek as such Asst. Secretary 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 Vice President and attesting the same by the said Donna I. McPeek as such Assistant Secretary.

Witness my hand and official seal at office at West Palm Beach, Florida, on this the 14 day of February, 2000.

Sherri L. Martinson
Notary Public

SHERRI L. MARTINSON
MY COMMISSION # CC 752257
EXPIRES: February 1, 2002
Bonded Thru Notary Public Underwriters

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 $21,000.00.

_____
Jon Stark (Affiant)

Subscribed and sworn to before me
this 15th day of February, 2000.

Deanie L. Gregory
Notary Public

My Commission Expires: 3/23/02

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

EXHIBIT "A"

LAND in Davidson County, Tennessee being Lot No. 25 on the East Nashville Real Estate Company's Plan of Lots, as of record in Book 57, Page 11, Register's Office for Davidson County, Tennessee, which plan reference is here made for a complete description thereof.

Said Lot No. 25 fronts 50 feet on the southerly side of Hancock Street and runs back between parallel lines 176 feet to an alley.

Being the same property conveyed to Ocwen Federal Bank, FSB by Substitute Trustee's Deed of record in Instrument #199912080301184, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS: 312 Hancock Street, Nashville, TN 37207