SPECIAL WARRANTY DEED

Instr:200003300031990 Page: 1 OF 3
REC'D FOR REC 03/30/2000 2:14:55PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $69.93

Name and Address of New Owner(s):
Kim Colson
2012 Beech Ave.
Nashville, TN 37204

Send Tax Bills to:
SAME AS NEW OWNERS

TAX ID NUMBERS:
Map 71-10
Parcel 114

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 **KIM COLSON,*** ("Grantee"), her 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, her 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 and notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of J. B. Haynies Cumberland Heights, Block "C" of record in Book 57, Page 170, 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, her 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 15 day of MARCH, 2000.

OCWEN FEDERAL BANK, FSB

By: _____

TITLE: SCOTT W. ANDERSON
Vice President

ATTEST: _____

TITLE DONNA L. McPEEK
Assistant Secretary

OCWEN FEDERAL BANK FSB CORPORATE SEAL

*Trustee

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 Scott W. Anderson 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 Asst. Secretary respectively of **OCWEN FEDERAL BANK, FSB** the within named bargainor, a corporation, and that Scott W. Anderson 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 Scott W. Anderson as such Vice President and attesting the same by the said Donna I. McPeek as such Asst. Secretary.

Witness my hand and official seal at office at West Palm Beach, Florida, on this the 15 day of MARCH, 2000.

Sherri L. Martinson
Notary Public

My Commission Expires:_____

SHERRI L. MARTINSON
MY COMMISSION # CC 752257
EXPIRES: February 1, 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 $18,900.00.

Kelli Cook, Trustee
~~Affiant~~ Purchaser

Subscribed and sworn to before me
this 17th day of March, 2000.

Deanie L. Gregory
Notary Public

My Commission Expires: 3/23/2002

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. 76, Block "C" on the Plan of J. B. Haynies Cumberland Heights, of record in Book 57, Page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 50 feet on the easterly side of Katie Street and extends back between parallel lines 125 feet to an alley in the rear.

Being the same property conveyed to Ocwen Federal Bank, FSB by Trustee's Deed from Robert M. Wilson, Jr., Successor-Trustee dated December 1, 1999; recorded December 14, 1999 at 9:27 AM as Instrument No. 199912140302762, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1217 KATIE STREET, NASHVILLE, TN 37207.

