PREPARED BY AND RETURN TO:
Realty Title & Escrow Co., Inc.
5120 VIRGINIA WAY, SUITE C22
BRENTWOOD, TN 37027
PH: 376-4421

SPECIAL WARRANTY DEED

Address New Owner (s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
Samuel D. Gaddis	Wilson Bank & Trust	64-16C-24CO
607 Selsey Court, North	Name	
	623 W. Main Street	
Street Address or Route No	Street Address or Route No	
Hermitage, TN 37076	Lebanon, TN 37087	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **OCWEN FEDERAL BANK, FSB** hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Samuel D. Gaddis and wife Elizabeth A. Gaddis** hereinafter called Grantee(s) their heirs, successors and assigns, all its right, title and interest in and to the following tract of land located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 105 on the Second Revision, Section One, Wembley Downs, as of record in Book 7900, Page 301, Register's Office for said 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 Trustees Deed of record in Instrument Number 200001200007004, Registor's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions and other matters of record including all items set out on any applicable plat of record in said Register's Office.

Instr:200004040033486 Page: 1 OF 2
REC'D FOR REC 04/04/2000 10:19:25AM
RECORD FEE: $13.00
M. TAX: $0.00 T. TAX: $333.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 90,000.00

Subscribed and sworn to before me, this 27th day of March, 2000.

Affiant

My Commission Expires March 23, 2002

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant to and forever defend the title to the said land to the said Grantees their heirs and assigns, against the lawful claims of persons whomsoever claiming by, through or under Grantor but not otherwise. Wherever used, the singular number shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24 day of March, 2000.

OCWEN FEDERAL BANK, FSB

ARTHUR J. CASTNER
Vice President

By:

DONNA I. McPEEK
Assistant Secretary

FEDERAL BANK FSB CORPORATE SEAL

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____.

Commission expires _____ _____

Notary Public

_____

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILLIAMSON~~ Palm Beach

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Arthur J. Castner, Vice President and Donna F. McPeek, Asst. Secretary, with whom I am personally acquainted and who upon their oath(s) acknowledged ~~themselves~~ to be the Vice President and Asst. Secretary respectively of the Ocwen Federal Bank, FSB the within named bargainor, and corporation, and that they as such Vice President and Assistant Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Arthur J. Castner as such Vice President, and attesting the same by the said Donna F. McPeek as such Asst. Secretary. West Palm Beach FL. 33401

Witness my hand and official seal at office at ~~Brentwood, Tennessee 37027~~ on this the 24 day of March, 2000.

My commission expires _____

Notary Public

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

MAR.24'2000 13:18 6153767909 SETCO #3604 P.003/003