Instr:200004240040350 Page: 1 OF 3
REC'D FOR REC 04/24/2000 3:03:26PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $147.63

SPECIAL WARRANTY DEED

Name and Address of New Owner(s):
Leland A. Watts
2819 Gallatin Rd.
Nashville, TN 37216

Send Tax Bills to:
SAME AS NEW OWNER

TAX ID NUMBERS:
Map 59-16 Parcel No. 216

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 A. 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:

Property taxes for 2000 which are a lien but not yet due and payable, any and all notes, easements, setback lines, etc. as may be set forth on the Plan of Trinity Hills Village, Section II, as shown in Plat Book 4460, Page 45, Register's Office for Davidson County, Tennessee and subject to restrictive covenants of record in Book 4551, Page 440, said Register's Office.

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 19th day of April, 2000.

OCWEN FEDERAL BANK, FSB

By: _____
TITLE: SCOTT W. ANDERSON
Vice President

ATTEST: _____
TITLE: DONNA I. McPEEK
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 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 19 day of April, 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: 2-1-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $39900.00.

Affiant (Purchaser)

Subscribed and sworn to before me
this 20th day of APRIL, 2000.

Deanie L. Gregory
Notary Public

My Commission Expires: 3/23/2002

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

EXHIBIT "A"

LAND in the 13th Civil District, Annexed, formerly the 12th Civil District of DAVIDSON County, Tennessee, being Lot No. 213, on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, Page 45, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Ocwen Federal Bank, FSB by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, recorded dated March 14, 2000 and recorded March 27, 2000 as Instrument No. 200003270030322, Register's Office for Davidson County, Tennessee.

PROPERTY IS COMMONLY KNOWN AS 2805 OLD MATTHEWS ROAD, NASHVILLE, TN 37027.