Davidson County DEEDWARR
Recvd: 01/11/01 13:45 3pgs
Fees:15.00 Taxes:38.85
20010111-0003625

SPECIAL WARRANTY DEED

Name and Address of New Owner(s):
Robert H. Braswell
168 Charleston Park
Nashville, TN 37205

Send Tax Bills to:
Same as New Owner

TAX ID NUMBERS:
Map 83-13 Parcel 98

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 **ROBERT H. BRASWELL** ("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 2001, a lien, shall be the responsibity of the Grantee herein; subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of East Edgefield as of record in Book 21, Page 147, in the 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 and warrants and shall 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 9th day of January, 2001.

OCWEN Federal Bank, FSB

By: _____ SCOTT W. ANDERSON
Vice President

TITLE: _____

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 Scott W Anderson and DONNA I. McPEEK with whom I am personally acquainted and who upon _____(his, her, their) oath(s) acknowledged _____ (herself, himself, themselves) to be the VP and Asst Secty. respectively of **OCWEN Federal Bank, FSB** the within named bargainor, a corporation, and that Scott W. Anderson as such VP AND DONNA I. McPEEK as such Asst. Secty. 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 VP and attesting the same by the said DONNA I. McPEEK as such Asst. Secty.

Witness my hand and official seal at office at West Palm Beach, Florida, on this the 9th day of January, 2001.

Maria A. Lovuolo
Notary Public

MARIA A. LOVUOLO
MY COMMISSION # CC 989356
EXPIRES: December 19, 2004
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 $10,500.00.

Robert H. Brandell
AFFIANT (Purchaser)

Subscribed and sworn to before me
this 10th day of January, 2001.

Deanie L. Gregory
Notary Public

My Commission Expires: 3/23/2002

After recording mail to:
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 Davidson County, Tennessee, being the northerly 143 feet of Lot No. 92 on the Plan of East Edgefield, as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said part of Lot 92 fronts 50 feet on the southerly side of Fatherland Street and extends back between parallel lines 143 feet to a dead line.

Being the same property conveyed to Ocwen Federal Bank, FSB by Trustee's Deed from Robert M. Wilson, Jr. Successor-Trustee, which deed is dated May 4, 2000 and recorded as Instrument No. 200006160060171 in the Register's Office for Davidson County, Tennessee.

THIS IS _____ IMPROVED ✓ UNIMPROVED PROPERTY COMMONLY KNOWN AS 1106 FATHERLAND STREET, NASHVILLE, TN 37206.