THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for the transfer is $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2001.

NOTARY PUBLIC AT LARGE

Notary Public
My Commission Expires: 1/29/05

FROM:
Ocwen Federal Bank, F.S.B

TO: Johanson
David Johnson and Fabian Sborovsky

Address of New Owner:
David Johanson
3023 Chelsea Way
Antioch, TN 37013

Send Tax Bills to:
M & I Mortgage Corp.
P.O. Box 478
Milwaukee, WI 53201-0478

Map-Parcel No.
MAP: 150-3
PARCEL: 316

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ocwen Federal Bank, F.S.B.**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Davidson Johnson and Fabian Sborovsky**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Johanson

SEE ATTACHED LEGAL

Davidson County DEEDWARR
Recvd: 09/04/01 16:47 2pgs
Fees:13.00 Taxes:259.00
20010904-0095589

The street addresses of the Real Property is 3023 Chelsea Way, Antioch, TN 37013,
___ unimproved/ X improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 17th day of August, 2001.

Ocwen Federal Bank, F.S.B.

TITLE: DONNA McPEEK
Assistant Secretary

Ocwen Federal Bank, F.S.B

TITLE: MARGERY ROTUNDO
Vice President

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared MARGERY ROTUNDO and DONNA McKEEN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her/their oath acknowledged himself/herself/themselves to be the VICE PRESIDENT and ASST SECRETARY of Ocwen Federal Bank, the within named bargainor(s), and corporation, and that he/she/they as such Vice President and 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 MARGERY ROTUNDO as such VICE PRESIDENT and the said DONNA McKEEN as such ASST SECRETARY.

Witness my hand and official seal at W. Palm Beach, Florida, this 17th day of August, 2001.

My Commission Expires: _____

Notary Public

LISA L. SANSONE
MY COMMISSION # CC 900188
EXPIRES: January 5, 2004
Bonded Thru Notary Public Underwriters

Legal Description

Land in Davidson County, Tennessee, being Lot No. 85-B, Zone Lot Division of Lots 85-88 Chelsea of Priest Lake, Section 2-B, of record in Book 6250, Page 631, Register's Office for Davidson County, Tennessee. Said Lot No. 85-B fronts 31 feet on the northerly margin of Chelsea Way and extends back 137.47 feet on the easterly line and 107.36 feet on the westerly line to a dead line in the rear measuring 85.68 feet thereon.

BEING the same property conveyed to Ocwen Federal Bank, F.S.B by deed from J.G. Palmer, Trustee, of record in Instrument 20010222-0016881, Register's Office for said County.