Name and Address of New Owner(s):
Marvin Cook
P.O. Box 148761
Nashville, Tn 37214

Send Tax Bills to:
Same as New Owner

TAX ID NOS.
Map 80-8; PARCEL 69

Davidson County DEEDWARR
Recvd: 03/20/03 08:38 3pgs
Fees:18.00 Taxes:179.45
20030320-0036700

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **OCWEN FEDERAL BANK, FSB, A/K/A OCWEN FEDERAL BANK FSB; BCGS, LLC**, ("Grantor"), has bargained and sold, and hereby transfers and conveys to **MARVIN COOK** ("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 Grantees, his successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to notes, easements, building setback lines, etc., as may be set forth on the Plan of BORDEAUX GARDENS SUBDIVISION, SECTION 1, as of record in Plat Book 3300, Page 91, in the Register's Office for DAVIDSON County, Tennessee; and further subject to property taxes the year 2003, which are a lien, but not yet due.

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 14 day of MARCH, 2003.

OCWEN FEDERAL BANK, FSB A/K/A
OCEWEN FEDERAL BANK FSB; BCGS, LLC
By: _____
TITLE: MARGERY ROTUNDO
Vice President

ATTEST: _____
TITLE BRIAN VANSOOY
ASSISTANT SECRETARY.

OCEWEN 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 MARGERY ROTUNDO and BRIAN VANSCOY with whom I am personally acquainted and who upon THEIR (his, her, their) oath(s) acknowledged THEMSELVES (herself, himself, themselves) to be the VP. and ASSIST. SECRETARY respectively of **OCWEN FEDERAL BANK, FSB, A/K/A OCWEN FEDERAL BANK FSB; BCGS, LLC**, the within named bargainor, a corporation, and that MARGERY ROTUNDO as such VP AND BRIAN VANSCOY as such ASSIST. 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 VP and attesting the same by the said BRIAN VANSCOY as such ASSIST. SECRETARY.

Witness my hand and official seal at office at West Palm Beach, Florida, on this the 14 day of March, 2003.

Notary Public

My Commission Expires:

Lisa A Jones
My Commission DD185881
Expires February 20, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $48,500.00

AFFIANT

Subscribed and sworn to before me this 14th day of MARCH, 2003.

Notary Public

My Commission Expires: 3-25-06

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

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 228, on the Plan of Bordeaux Gardens Subdivisions, Section 1, of record in Plat Book 3300, Page 91, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete deescription thereof.

Being the same property conveyed to Ocwen Federal Bank FSB; BCGS, LLC from Robert M. Wilson, Jr., as Successor Trustee by Trustee's Deed of record in Instrument No.#200301241-0010218, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 3247 PANARAMA DRIVE, NASHVILLE, TENNESSEE.