**THIS INSTRUMENT PREPARED BY:**
**ARNOLD M. WEISS - DISC 7816**
**Attorney at Law**
**208 Adams Avenue**
**Memphis, TN 38103**
**(901) 526-8296**

Davidson County DEEDWARR
Recvd: 08/26/03 13:50 2pgs
Fees:13.00 Taxes:258.63
20030826-0123744

# SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14th day of July, 2003 by and between Ocwen Federal Bank FSB, as Trustee, hereinafter called Grantor, and Michelle Hay,* his/her heirs and assigns, hereinafter called Grantee,

* unmarried

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Being Apartment Unit No. B-8 of Hickory Place Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed, from Frank C. Batson and wife, Judy W. Batson, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Hickory Place Condominiums set forth as Exhibit "A" of said Master Deed, for a more complete identification and description of such unit

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20030415-0050164, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 14 day of July, 2003.

BY: _____

TITLE: MARGERY ROTUNDO Vice President

STATE OF Florida
COUNTY OF Palm Beach

Before me, the undersigned Notary Public in and for said County and State, personally appeared MARGERY ROTUNDO with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the VP of OCWEN FEDERAL BANK FSB, the within named bargainor, a Corporation, and that such VP executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VP.

Witness my hand and Official Seal at office this 15 day of July, 2003.

Notary Public

Linda Zuehlk
My Commission DD100836
Expires March 17, 2006

My Commission Expires:

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Property Address: 432 Stewarts Ferry Pike Nashville, TN 37214
Parcel # 96-11A-16

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: ~~Michelle Hay~~ FRANKLIN AMERICAN MORTGAGE COMPANY, 501 CORPORATE CENTRE DRIVE, SUITE 400 Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 69,900

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF August, 2003.
Notary Public
My Commission Expires: 11-27-04

NOTARY PUBLIC AT LARGE

RETURN TO:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#796