THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 12/08/03 12:13 2pgs
Fees:13.00 Taxes:188.70
20031208-0175782

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20 day of November, 2003 by and between Ocwen Federal Bank, FSB, hereinafter called Grantor, and Prime Properties Of Nashville, LLC, his/her heirs and assigns, hereinafter called Grantee,

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:

Property located at 226 Lanier Drive, Madison, TN, County of Davidson, AND: BEING Lot No. 1-B on the plan of Revised Plan of Part of the Bernice L. Dickenson's Subdivision, of record in Book 5190, Page 640, as amended in Zone Lot Division of Lot No. 1 on the Revised Plan of Part of the Bernice L. Dickenson's Subdivision of record in Book 6250, Page 859, said Register's Office. Said Lot No. 1-B fronts 29.46 feet on the Westerly margin of Lanier Drive and extends back 193.02 feet on the northerly line and 192.06 feet on the southerly line to a dead line in the rear, measuring 28.05 feet thereon.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument #20020809-0096300, 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 20 day of Nov, 2003.

BY: _____
MARGERY ROTUNDO

TITLE: _____

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 , 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 20 day of Nov, 2003.

_____
Notary Public
Linda Zuehlk
My Commission DD100835
Expires March 17, 2006

My Commission Expires:

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Property Address: 226 Lanier, Madison, TN 37115
Parcel # 43-14-185

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Prime Properties Of Nashville, LLC

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF November, 2003.

Notary Public
My Commission Expires: