FILE BOX 45

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $18,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 5th DAY OF March, 2004.

Notary Public
My Commission Expires: 1-27-07

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/08/04 12:01 2pgs
Fees:13.00 Taxes:66.60
20040308-0026141

| FROM: | TO: |
|---|---|
| Ocwen Federal Bank, FSB | Gordan O'Malley |

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO.: |
|---|---|---|
| Gordan O'Malley<br>1209 Corlew Drive<br><br>Burns, TN 37029 | NEW OWNER | MAP # 72-10<br>PARCEL # 262 |

# 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, FSB, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto GORDAN O'MALLEY, and wife, Tina* hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit: *O'Malley

Being Lot Number 1 on the plan of Northview Subdivision not of record and a part of an alley lying in the rear Lot Number 1 as closed by instrument of record in Book 3072, Page 185, Register's Office for Davidson County, Tennessee, as follows:

Beginning at the Northeast intersection of Otay Avenue and Northview Avenue; thence along the margin of said alley as abandoned and closed; thence Easterly 75 feet to a point opposite the corner of Lot Numbers 1 and 2; thence Southerly and along the line of Lot Number 1 and 2, extended and along said line 116.5 feet to the North margin of Otay Avenue; thence with the margin of the same, westerly 75 feet to the point of beginning.

Being the same property conveyed to Ocwen Federal Bank, FSB by Trustee's Deed from Robert M. Wilson, Jr., as Successor Trustee, of record in Instrument 20031218-0180349, said Register's Office.

The street address of the Real Property is 1301 Otay Street, Nashville, TN 37216 ____ 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 this 3 day of March, 2004.

**GRANTOR - OCWEN FEDERAL BANK, FSB**

By _____

JOSEPH HILLERY

Title Director

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joseph Hillery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the Director of Ocwen Federal Bank, FSB the within named bargainer(s) and corporation, and that he/she/they as such director, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Joseph Hillery as such director.

Witness my hand and official seal at Orlando, Fl this 3 day of March, 2004.

My Commission Expires: Angela Blye My Commission DD141376 Expires August 12, 2006

NOTARY PUBLIC

ocspwd