Name and Address of New Owners:
Bruce Reynolds
Tina Reynolds
1108 Village Spring Dr.
Nashville, TN 37207

Send Tax Bills to:

Bruce and Tina Reynolds
1108 Village Spring Dr.
Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 08/05/04 09:10 3pgs
Fees:18.00 Taxes:327.45
20040805-0094094

TAX ID NUMBERS:

Map 50-7, Parcel 112

Return To:
Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 2 day of July, 2004 by and between the **Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 10420, hereinafter referred to as Grantor and Bruce Reynolds and wife, Tina Reynolds hereinafter referred to as Grantee's;**

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Grantor** has bargained and sold, and hereby transfers and conveys to **Grantees**, their 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 said property with all appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Property taxes for the year 2004, a lien, but not yet due; further subject certain notes, easements, building setback lines, etc., if any as may be set forth in Village by the Creek, Section 9, of record in Plat Book 7900, Page 699, Register's Office for Davidson County, Tennessee. Further subject to Restrictions of record in Book 9288, Page 555, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantees 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 Grantees, their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor but no further or otherwise. Not withstanding anything to the contrary contained herein, Grantor shall warrant and defend title only against title defects (if any), which originated while Grantor held title to the subject property.

Pursuant to provisions of 38 U.S.C. 1620(a) (6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

OCWEN FEDERAL BANK FSB SEAL CORPORATE

Secretary of Veterans Affairs,
An Officer of the United States

By: MICHAEL MORELAND
Its: Director, VA REO

OCWEN FEDERAL BANK, FSB
Pursuant to a delegation of authority
Contained in 38 C.F.R. Sec. 36.4342
(f)

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared MICHAEL MORELAND Director, VA REO with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the _____ of Ocwen Federal Bank, FSB, a corporation, the within named bargainor, and to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs pursuant to a delegation of authority contained in 38 C.F. R. Sec. 36.4342 (f) and acknowledged that he (he, she) executed the same as the free act and deed of said Ocwen Federal Bank, FSB, pursuant to said delegation of authority and who acknowledged himself (himself, herself, themselves) to be VA REO Director Ocwen Federal Bank, FSB., and that Michael Moreland as such VA REO Director and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Michael Moreland as such VA REO Director

Witness my hand and official seal at office at Orlando, Florida, on this the 2nd day of July, 2004.

Valerie Braxton
Notary Public

Valerie Braxton
My Commission DD318917
Expires May 12, 2008

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $88,500.00.

Affiant

Subscribed and sworn to before me
this 30th day of July, 2004.

JOSHUA R. HOPKINS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY

Notary Public

My Commission Expires: 7-30-06

THISA INSTRUMENT PREPARED BY:
DEANIE L.GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

Exhibit "A"

Land in Davidson County, Tennessee, to wit:

Being Lot No. 159 on the Plan of Village by the Creek, Section 9, as of record in Plat Book 7900, Page 699, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Secretary of Veterans Affairs by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee of record in Instrument No. 20030604-0076002 and by Correction Trustee's Deed of record in Instrument No. 20030916-0135997, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1108 Village Spring Drive, Nashville, TN 37207.