Name and Address of New Owners:
James H. Cook
3015 CREEKWOOD DRIVE
NASHVILLE, TN 37207

Send Tax Bills to:
JAMES H. COOK
3015 CREEKWOOD DRIVE
NASHVILLE, TN 37207

Davidson County DEEDWARR
Recvd: 08/11/04 09:44 3pgs
Fees:18.00 Taxes:236.80
20040811-0096950

TAX ID NUMBERS:

Map59-10 Parcel 199

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN04484

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 20th 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 James H. Cook,*hereinafter referred to as Grantee;**
*MARRIED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Grantor** has bargained and sold, and hereby transfers and conveys to **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 said property with all appurtenances, estate, title and interest thereto belonging to Grantee, his 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 to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Phase I of Section 5 of Haynes Manor of record in Book 4460, Page 35, Register's Office for Office for Davidson County, Tennessee. Restrictive Covenants of record in Plat Book 4460, Page 35, Register's Office for said County. Declaration of Protective Covenants of record in Deed Book 4549, Page 992, Register's Office for said County.

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 Grantee, his 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.

Secretary of Veterans Affairs,
An Officer of the United States

By: MICHAEL MORELAND
Its: ~~Director~~, ICEO
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 with whom I am personally acquainted, and who, upon oath, acknowledged him self to be the DIRECTOR-VA RED 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, ~~herself~~, ~~themselves~~) to be the Director, VA-RED of Ocwen Federal Bank, FSB., and that MICHAEL MORELAND as such DIRECTOR-VA RED being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ocwen Federal Bank, FSB as such DIRECTOR-RED.

Witness my hand and official seal at office at Orlando, Florida, on this the 20th day of July, 2004.

Mylene Decaney
My Commission DD323280
Expires May 25, 2008

Notary Public

My Commission Expires: 5/25/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $64,000.00.

(purchaser) Affiant

Subscribed and sworn to before me this 20th day of July, 2004.

PAMELA B. MATHENEY
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES NOV 27 2004
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 11/27/04

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:

Land in Davidson County, Tennessee, being Lot No. 683 on the Plan of Phase I, Section 5, of Haynes Manor of record in Book 4460, Page 35, Register's Office for Davidson County, Tennessee. Said Lot No. 683 fronts 65.0 feet on the easterly side of Crouch Drive and extends back 122.4 feet on the northerly line and 266.0 feet on the southerly line to a deed line in the rear, measuring 157.6 feet thereon.

Being the same property conveyed to Secretary of Veterans Affairs, an Officer of the United States of America by Substitute Trustee's Deed dated September 25, 2003 and recorded as Instrument No. 20031013-0151220 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 3866 Crouch Drive, Nashville, TN 37207

Said property is for Investment Purposes only and not intended to be the residence of James H. Cook.