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 $32,183.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 23rd DAY OF August, 2004.

Notary Public
My Commission Expires: ~~1/29/05~~ 3/31/07

Davidson County DEEDWARR
Recvd: 08/24/04 13:07 2pgs
Fees:13.00 Taxes:119.08
20040824-0102155

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FROM:	TO:
The Secretary of Veterans Affairs, An Officer of the United States of America	Rudy V. Queen

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Rudy V. Queen P.O. Box 922 White House, TN 37188	New Owner	MAP #071.08-0 PARCEL #203.00

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, this indenture, made on the 23rd day of August, 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 20420, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto RUDY V. QUEEN, MARRIED, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

BEING Lot No. 74, on the Plan of Joywood Heights, Section One, of record in Book 1130, apge 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 60 feet on the northerly side of Wesley Avenue and extends back between parallel lines 160 feet to a dead line in the rear, running 60 feet thereon.

Being the same property conveyed to the Secretary of Veterans Affairs, an Office of the United States of America, by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., Substitute Trustee, of record in Instrument 20030609-0079110, said Register's Office.

This conveyance is subject to 2004 County Taxes, which have been prorated and assumed by the Grantees.

The street address of the Real Property is 523 Wesley Avenue; Nashville, TN 37207
_____ 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 20 day of August, 2004.

GRANTOR

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

Secretary of Veterans Affairs,
An officer of the United States

MICHAEL MORELAND
By: Director, VA REO
Its: _____
OCWEN Federal Bank, FSB
Pursuant to a delegation of authority
Contained in 38 C.F.R. 36.4342 (f)

STATE OF FLORIDA
COUNTY OF ORANGE

MICHAEL MORELAND
Director, VA REO

On this date before me personally appeared _____, _____, pursuant to a delegation of authority contained in 38 C.F.R. 36.4342 (f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

Witness my hand and official seal in the State of Florida this 20 day of August, 2004.

My Commission Expires: _____

_____
NOTARY PUBLIC

Deon Rameshwar Paul
My Commission DD323504
Expires May 26, 2006

Mcintoshswd.sharon