Name and Address of New Owners:
Scot F. Miles
1946 Laurinda Drive, Apt. B
Nashville, TN 37217

Send Tax Bills to:
Same as New Owner

Davidson County DEEDWARR
Recvd: 08/30/04 14:39 3pgs
Fees:18.00 Taxes:268.25
20040830-0104696

TAX ID NUMBERS:

Map 107-5 Parcel 48

# SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 6th 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 Scot F. Miles, hereinafter referred to as Grantee;**

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; Restrictive Covenants of record in Book 2959, Page 215; Book 2964, Page 1 and Book 3096, Page 485; Register's Office for Davidson County, Tennessee and further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Bel-Air, Section II as of record in Plat Book 2900, Page 32, said Register's Office.

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.

OCWEN FEDERAL BANK FSB CORPORATE SEAL

Secretary of Veterans Affairs,
An Officer of the United States

By:
Its: Michael Moreland, VA REO Director
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 VA REO Director 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 the VA REO Director of Ocwen Federal Bank, FSB., and that Michael Moreland as such VA REO 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 Michael Moreland as such VA REO Director.

Witness my hand and official seal at office at Orlando, Florida, on this the 6th day of July, 2004.

Michelle G Akins
Notary Public

MICHELLE G. AKINS
Notary Public - State of Florida
My Commission Expires Feb 26, 2008
Commission # DD294371
Bonded By National Notary Assn.

My Commission Expires: 2-26-2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $72,500.00.

Scott F Miller
(purchaser) Affiant

Subscribed and sworn to before me
this 27th day of July, 2004.

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

Notary Public

My Commission Expires: 3/25/2006

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**, being the southerly part of Lot No. 104 on the Plan of Bel-Air, Section II, of record in Book 2900, Page 32 in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northeasterly margin of Patricia Drive at the corner of Lots No. 103 and 104; thence northeasterly leaving the line between said lots, 115.1 feet to an iron pin, which is 4.1 feet south of the common line of said lots and continuing northeasterly 32 feet to the center of a creek; thence with the center of said creek, southeasterly 61 feet, more or less, to the common original corner of Lot No. 104 and 105; thence with the line between said lots, South 45 degrees 55 minutes West 150 feet, more or less, to the margin of Patricia Drive; thence with the margin of said Drive, northwesterly 65 feet to the point of beginning.

Being the same property conveyed to Secretary of Veterans Affairs, an Officer of the United States of America by Trustee's Deed dated May 22, 2002 and recorded as Instrument No. 20020611-0071097 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 720 Patricia Drive, Nashville, TN 37217