Name and Address of New Owners:
Adry Tawfik and Rania Khalil
1021 Patio Dr.
Nashville, TN 37214

Send Tax Bills to:
New Owner

Davidson County DEEDWARR
Recvd: 08/31/04 15:27 3pgs
Fees:18.00 Taxes:221.63
20040831-0105465

TAX ID NUMBERS:

Map 43-9 Parcel 229

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 25 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 10420, hereinafter referred to as Grantor and ADRY TAWFIK AND RANIA KHALIL, HUSBAND AND WIFE, hereinafter referred to as Grantees;**

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 to Restrictive Covenants of record in Book 1115, Page 657, Register's Office for Davidson County, Tennessee. Subject to certain notes, easements, building setback lines, etc., if as may be set forth on the Map of Woodlawn Estates, of record in Book 843, Page 82, 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 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.

Secretary of Veterans Affairs,
An Officer of the United States

By: BARBARA J. DARLING
Senior Manager, VA REO
Its: _____
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 Pam-Beth DARLING with whom I am personally acquainted, and who, upon oath, acknowledged her self to be the Senior Manager-Mtg 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 she (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 herself (himself, herself, themselves) to be _____ Ocwen Federal Bank, FSB., and that _____ as such _____ 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 _____ as such _____.

Witness my hand and official seal at office at Orlando, Florida, on this the 25 day of August, 2004.

M Decaney
Notary Public

Mylene Decaney
My Commission DD323260
Expires May 25, 2006

My Commission Expires: 5/25/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $59,900.00.

Affiant

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

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires: 1/26/05

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 westerly half of Lot No. 41 of Block "B" on the plan of Woodlawn Estates, of record in Book 843, page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to The Secretary of Veterans Affairs by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, dated August 19, 2003, of record in Instrument No. 20030819-0120011, Register's Office for Davidson County, Tennessee.