Davidson County DEEDWARR
Recvd: 09/22/04 10:05 3 pgs
Fees:18.00 Taxes:323.38
20040922-0113893

SPECIAL WARRANTY DEED
(TENNESSEE)

Completed By: Boiko & Osimani, P.C., 3447 North Lincoln Ave., Chicago, IL 60657
Department of Veterans Affairs
Washington, DC

THIS INDENTURE, made on the 4th 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, and duly authorized to transact business in the State of _____, party of the first part, and **WYNONIA C. JOHNSON**, unmarried

_____,
(Name and Address of Grantee)

Party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to _____ heirs and assigns, FOREVER, all the following described real estate, situated in the County of **DAVIDSON** and State of **TENNESSEE** known and described as follows, to wit:

Derivation Clause:

Being the same property conveyed to Secretary of Veterans Affiars of record in Instrument No. 20031105-0162382, Register's Office for Davidson County, Tennessee.

LOT NUMBER 158 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION 2, AS OF RECORD IN BOOK 5200, PAGES 176 AND 177, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, _____ heirs and assigns forever.

And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, _____ heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND

DEFEND as to matters of title.

Permanent Real Estate Numbers:
Address of the Real Estate: **3301 NEW TOWNE ROAD, ANTIOCH, TN 37013**

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

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, VA REO
OCWEN Federal Bank, FSB
Pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f)

OCWEN FEDERAL BANK FSB
CORPORATE SEAL
FLORIDA

MAIL TO:

Wynonia C. Johnson
3301 New Towne Road
Antioch, TN 37013

SEND SUBSEQUENT TAX BILLS TO:

Decision One Mortgage Company, LLC
6060 J.A. Jones Drive, Suite 1000
Charlotte, NC 28287

STATE OF FLORIDA

ORANGE COUNTY

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.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Florida aforesaid, this 4th day of August, 2004

Notary Public

My term Expires: _____

SARAH R. BLANTON
Notary Public - State of Florida
My Commission Expires Jul 16, 2006
Commission # DD134598

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 87,400.00

Jennifer Ellis
affiant

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

Lori Holloway
Notary Public
Commission Expires: 8/20/07

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

map + parcel
150-11-0 - 079.00