Davidson County DEEDWARR
Recvd: 11/15/04 14:11 2pgs
Fees:13.00 Taxes:259.00
20041115-0136915

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 $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 10th DAY OF November, 2004.

Notary Public
My Commission Expires: 7-19-08

KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

FROM:	TO:
The Secretary of Veterans Affairs, An Officer of the United States of America	Magdi Zakhari

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Magdi Zakhari 3217 Moorewood Drive Nashville, TN 37207	NEW OWNER	MAP # 50-14 PARCEL # 259

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 4th day of November, 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 Magdi Zakhari hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 250 on the Plan of Parkwood Estates, Section 2, of record in Plat Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot Number 250 fronts 80.7 feet on the northwesterly side of Moorewood Drive and extends back 158.7 feet on the northeasterly line and 145 feet on the southwesterly line to a dead line in the rear measuring 54.7 feet thereon.

Being the same property conveyed to The Secretary of Veterans Affairs, an Officer of the United States of America by Trustee's Deed from Robert M. Wilson, Jr., as Successor Trustee, of record in Instrument 20030610-0079541, said Register's Office.

The street address of the Real Property is 3217 Moorewood Drive, 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 4 day of November, 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

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

STATE OF FLORIDA
COUNTY OF ORANGE

On this date, before me personally appeared MICHAEL MORELAND Director, VA REO, _____, 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 4 day of Nov., 2004.

My Commission Expires: _____

Jamilla Johnson
NOTARY PUBLIC

Jamilla Johnson
My Commission DD320682
Expires May 18, 2008

Mcintoshswd.sharon