Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
~~Brentwood, TN 37027~~

STATE OF TENNESSEE )
COUNTY OF Williamson )

Map and Parcel No. 150-9-B-515.00

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $71,500.00.

Address of New Owner:
Cole Guthrie
5057 Deercoat Dr
Nashville TN 37220

AFFIANT

Sworn to and subscribed before me this 12th day of November, 2004.

Send Tax Notices To:
owner

NOTARY PUBLIC

My commission expires: 7-19-08

MARY JOE CLARK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

## SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 5 day of October, 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 COLE GUTHRIE, hereinafter referred to as Grantee; and whereas Grantor has, for good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, bargained and sold, and by these presents does transfer and convey unto Grantee, his heirs and assigns forever, all of its right, title and interest in the following described real estate, situated in Davidson County, Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

**This is improved property, known as 515 Forest Pointe, Antioch, TN 37013.**

THIS CONVEYANCE IS SUBJECT TO all matters of record in the Register's Office for Davidson County, Tennessee; and to all subdivision restrictions, building lines and easement of record in Master Deed 7801, Page 463, and amended in Book 8050, Page 853, in said register's office; and to the 2004 Davidson County property taxes, and those of subsequent years, which are not yet due or payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE with respect to that Warranty of Title set out in Attachment "B" hereto and made a part hereof. Additional reservations from and exceptions to this conveyance and the Warranty of Title are also set out in Attachment "B" hereto and made a part hereof. The subject real property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, has hereunto set its signature, on this, the 5 day of October, 2004.

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

Davidson County DEEDWARR
Recvd: 11/17/04 15:29 2pgs
Fees:13.00 Taxes:264.55
20041117-0138315

OCWEN FEDERAL BANK FSB

**SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America**

**By: OCWEN Federal Bank, FSB, Pursuant to a delegation of authority contained in 38 C.F.R. Section 36.4342(f)**

By: _____
Name: ~~MICHAEL MORELAND~~
Title: Director, VA REO

STATE OF FLORIDA
COUNTY OF ORANGE )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL MORELAND, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be Director VA REO (or other such officer authorized to execute this instrument) of OCWEN FEDERAL BANK, FSB, a corporation, and that such —, or other officer, as such He, executed the foregoing Special Warranty Deed for the purposes and considerations therein contained, by personally signing the name of the corporation as Director VA REO, and further acknowledged OCWEN FEDERAL BANK, FSB, executed same on behalf of the SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, the within-named bargainor, pursuant to a delegation of authority contained in 38C.F.R Section 36.4342(f), and that the execution of same was the free act and seed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set hand and affixed my official seal of office, in the State of Florida on this, the 5 day of October, 2004.

My commission expires: 5/25/08

Mylene Decanay
My Commission DD323260
Expires May 25, 2008

NOTARY PUBLIC

Attachment "A": Legal Description.

All that certain property located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 515 on the Revised Final Plat of Forest Pointe Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7801, page 463, as amended in Book 8050, Page 853, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Reference is hereby made to the plat of Forest Pointe Condominiums, as of record in Book 7900, Page 16, as amended in Book 7900, Page 281, said Register's Office, for a more complete identification and description of such unit.

BEING THE SAME PROPERTY conveyed to the Secretary of Veterans Affairs, an Officer of the United States of America, by Substitute Trustee's Deed recorded February 13, 2004 as Instrument No. 20040213-0017539 in the Register's Office for Davidson County, Tennessee.

Attachment "B": Warranty of Title, Reservations and Exceptions.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The following reservations from and exceptions to this conveyance and the Warranty of Title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portions(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through of under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

**This Instrument Prepared By:**
Michael B. Womelduff
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

**When Recorded Return To:**
RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217