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 $131,375.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 2005.

Notary Public
My Commission Expires: 01/29/05

FILED

Davidson County DEEDWARR
Recvd: 01/24/05 09:27 2 pgs
Fees:13.00 Taxes:486.09
20050124-0008316

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FROM:	TO:
The Secretary of Veterans Affairs, An Officer of the United States of America	Christine L. Snyder and Cor y Batson

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Christine L. Snyder 5173 Whitaker Drive Nashville, TN 37211	Fifth Third Mortgage 38 Fountain Square Plaza Cincinnati, OH 45263	MAP # 161-6 PARCEL # 227

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 13 day of January, 2005, 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 Christine L. Snyder and husband, Cor y Batson hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Being Lot No. 126, on the Plan of Section Two, Huntington Park, of record in Book 4175, Page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to The Secretary of Veterans Affairs, an Officer of the United States of America by Deed from Philip M. Kleinsmith, Trustee, of record in Instrument 20040310-0027455, said Register's Office.

The street address of the Real Property is 5173 Whitaker Drive, Nashville, TN 37211
_____ 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 13 day of January, 2005.

GRANTOR

Pursuant to the provisions of 38 U.S.C. 3720(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 of America

By: _____
Its: BARBARA J. DARLING
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

BARBARA J. DARLING
Senior Manager, 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.

Witness my hand and official seal in the State of Florida this 13 day of January, 2005.

My Commission Expires: _____

_____
NOTARY PUBLIC

DEBRA GETZ
Notary Public - State of Florida
My Commission Expires Oct 12, 2008
Commission # DD 362186
Bonded By National Notary Assn.

Mcintoshswd.sharon