FILE BOX 45

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 02/14/05 15:30 2 pgs
Fees:13.00 Taxes:510.60
20050214-0016680

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2005.

Notary Public
My Commission Expires: 2-19-08

FROM:	TO:
The Secretary of Veterans Affairs, An Officer of the United States of America	Dana Peterson

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Dana Peterson 967 S. Mullen Avenue Los Angeles, CA 90019	Secretary of Veterans Affairs 12650 Ingenuity Drive Orlando, FL 32826	MAP # 108-12-0-B PARCEL #167.00-CO

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 7th day of February, 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 DANA PETERSON AND HUSBAND, DAVID GASPERIK, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

BEING Lot No. 153 on the Plan of Phase 1-A, Section 6, Harborview, of record in Plat Book 7900, page 645, 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 Office of the United States of America, by Corrected Trustee's Deed from Robert M. Wilson, Jr., Successor-Trustee, of record in Instrument 20030325-0039289, said Register's Office.

This conveyance is subject to 2005 County Taxes, which have been prorated and assumed by the Grantees.

The street address of the Real Property is 3328 Quail View Drive; Nashville, TN 37214
_____ 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 07 day of FEBRUARY, 2005.

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
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, _____, 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 07 day of February, 2005.

My Commission Expires: _____

Michelle G Akins
NOTARY PUBLIC

MICHELLE G. AKINS
Notary Public - State of Florida
My Commission Expires Feb 26, 2008
Commission # DD294371
Bonded By National Notary Assn.