STATE OF TENNESSEE
COUNTY OF DAVIDSON
THIS ACTUAL CONSIDERATION OR VALUE- WHICHEVER IS GREATER IS $117,800.00

Lynda Golden Ward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS THE 2ND DAY OF FEBRUARY, 2005

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES

NOTARY PUBLIC

SPECIAL WARRANTY DEED
(TENNESSEE)

Completed By: Boiko & Osimani, P.C., 3447 North Lincoln Ave., Chicago, IL 60657
773-296-6100 Ronald Osimani

THIS INDENTURE, made on the 14th 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, and duly authorized to transact business in the State of Florida, party of the first part, and **BRIAN A. COSTA**

_____,
(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 his 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:

Davidson County DEEDWARR
Recvd: 02/15/05 13:26 4 pgs
Fees:23.00 Taxes:435.86
20050215-0017153

SEE ATTACHED 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, his 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, his 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.

Address of the Real Estate: **125 PORT DRIVE, MADISON, TENNESSEE 37115**

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. 3720 (a) (6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

An Officer of the United States Secretary of Veterans Affairs,
An officer of the United States of America

MICHAEL MORELAND
By: Director
Its: _____
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

~~MAIL TO:~~ Address New owner

Brian Costa
125 Port Dr.
Madison, TN 37115

SEND SUBSEQUENT TAX BILLS TO:

AMERICA'S WHOLESALE LENDER
750 OLD HICKORY BLVD., 180
BRENTWOOD, TENNESSEE 37027

STATE OF FLORIDA

ORANGE COUNTY

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), known to me 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 14 day of January, 2005.

Enrique Cruz
My Commission DD320375
Expires May 17 2008

Notary Public

My term Expires: _____

Ocwen Federal Bank FSB
CORPORATE
SEAL

Being Lot Number 89, on the Plan of Sherry Heights, Section 3, of record in Book 2331, page 126 and 127, 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 by Trustee's Deed of record in Instrument Number 20040102-0000049, Register's Office for Davidson County, Tennessee.

(COSTA, BRIAN.PFD/05-019/24)