Davidson County DEEDWARR
Recvd: 02/18/05 14:46 2 pgs
Fees:13.00 Taxes:592.00
20050218-0018674

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

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 2005.

Notary Public
My Commission Expires: 3/3/07

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

TO:
James Laster, Jr.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
James Laster, Jr. 5504 Peninsula Park Landing Hermitage, TN 37076	Countrywide Home Loans, Inc. 3011 Armory Drive Nashville, TN 37204	MAP #097-16-0-A PARCEL #014.00-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 16th 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 JAMES LASTER, JR., and wife, CARIE LASTER, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

BEING Lot No. 69 on the Plan of First Revision of the Peninsula, * Phase One A Planned Residential Development, of record in Plat Book 9700, page 8, 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 Substitute Trustee's Deed from Denise Griffin, Substitute Trustee, of record in Instrument 200409070108011, 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 5504 Peninsula Park Landing; Hermitage, TN 37076

_____ 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 4th 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
Director, VA REO
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

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 4th day of February, 2005.

My Commission Expires: _____

NOTARY PUBLIC

SARAH R. BLANTON
Notary Public - State of Florida
My Commission Expires Jul 16, 2006
Commission # DD134598

Mcintoshswd.sharon