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 $88,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 2005.

Notary Public
My Commission Expires: 7-19-08

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

FROM:	TO:
The Secretary of Veterans Affairs, An Officer of the United States of America	Bernard P. Fidler and Mary A. Fidler

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Bernard P. Fidler 1009 Horseshoe Drive Nashville, TN 37216	Volunteer Trust Mortgage Corp 301 S. Perimeter Park Dr. Suite 125 Nashville, TN 37211	MAP # 061-14-0 PARCEL # 056.00

Davidson County DEEDWARR
Recvd: 03/07/05 08:48 2 pgs
Fees:13.00 Taxes:327.45
20050307-0024565

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 22nd 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 Bernard P. Fidler and wife, Mary A. Fidler hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Being Lot No. 56 on the plan of Locust Grove Subdivision, not of record, described according to a survey made by Anderson and Gee, Surveyors, January 22, 1946, as follows:

Beginning on the southerly margin of Horseshoe Drive at a point 120 feet east of the northeast corner of property conveyed to Harris E. Briley and wife, by deed from H.H. Richardson and wife, of record in Book 1390, Page 60, Register's Office for said County, being this corner of Lots Nos. 55 and 56; thence with the line between said two lots southwardly 75 feet to the common corner of Lots 41, 42, 55, and 56; thence with the line between Lots Nos. 40, 41, 56, and 57; thence with the line between Lots Nos. 56 and 57 northwardly 175 feet to the southerly margin of Horseshoe Drive; thence with said drive westwardly 60 feet to the beginning.

Being the same property conveyed to The Secretary of Veterans Affairs, an Officer of the United States of America by Trustee's Deed from Christopher L. Palmer, as Successor Trustee, of record in Instrument 20040923-0114500, said Register's Office.

The street address of the Real Property is 1009 Horseshoe Drive, Nashville, TN 37216
_____ 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 22nd day of Feb, 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: 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 22ND day of Feb, 2005.

My Commission Expires: _____

NOTARY PUBLIC

Deon Rameshwar Paul
My Commission DD323504
Expires May 26, 2008

Mcintoshswd.sharon