FILE BOX 45

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

Davidson County DEEDWARR
Recvd: 03/23/05 14:55 2 pgs
Fees:13.00 Taxes:196.10
20050323-0031769

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $53,000.00.

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2005.

Notary Public
My Commission Expires: 3/31/07

FROM:	TO:
The Secretary of Veterans Affairs, An Officer of the United States of America	Peggy C. Burkhalter

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Peggy C. Burkhalter 2413 Valley Brook Road Nashville, TN 37215	New Owner	MAP # 091.06-0 PARCEL #191.00

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 21 day of March, 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 PEGGY C. BURKHALTER, A MARRIED PERSON, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

BEING Lot No. 89 on the Plan of Section Two, Morow Meadows, of record in Book 2331, page 16, 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 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 200403250033858, 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 915 Morrow Road; Nashville, TN 37209

_____ 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 21 day of MARCH, 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: BARBARA J. DARLING
Senior Manager, 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 BARBARA J. DARLING Senior Manager, 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 21 day of March, 2005.

My Commission Expires: _____

NOTARY PUBLIC

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

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