Box 13 #9598

STATE OF TENNESSEE )
COUNTY OF Davidson )

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $125,000.00.

Heidi Jo Clayton
AFFIANT

Sworn to and subscribed before me this 1st day of April, 2005.

Beth Triplett
NOTARY PUBLIC

My commission expires: 5/28/06

Map and Parcel No. 176-5A-47

Address of New Owner:
Richard Souza and Ashley Kirby Wilson
Rick
5421 Sunnyvale Dr. Antioch, TN. 37013

Send Tax Notices To:
Rick Souza
PO Box 140505
Nashville, TN. 37214

# SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 08 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, and RICHARD (each unmarried) SOUZA AND ASHLEY KIRBY WILSON, hereinafter referred to as Grantee; and whereas Grantor has, for good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, bargained and sold, and by these presents does transfer and convey unto Grantee, his heirs and assigns forever, all of its right, title and interest in the following described real estate, situated in Davidson County, Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

**This is improved property, known as 5421 Sunnyvale Drive, Antioch, TN 37013.**

THIS CONVEYANCE IS SUBJECT TO all matters set out on the plat of record in Plat Book 6900, Page 885, 886, and 887, in the Register's Office for Davidson County, Tennessee; and to the 2005 Davidson County property taxes, and those of subsequent years, which are not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE with respect to that Warranty of Title set out in Attachment "B" hereto and made a part hereof. Additional reservations from and exceptions to this conveyance and the Warranty of Title are also set out in Attachment "B" hereto and made a part hereof. The subject real property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, has hereunto set its signature, on this, the 08 day of March, 2005.

**Pursuant to provisions of 38 U.S.C. Section 3720(a)(6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.**

Ocwen Federal Bank FSB CORPORATE SEAL

**SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America**

By: _____
Name: BARBARA J. DARLING
Title: Senior Manager, VA REO

**By: OCWEN Federal Bank, FSB, Pursuant to a delegation of authority contained in 38 C.F.R. Section 36.4342(f)**

Davidson County DEEDWARR
Recvd: 04/15/05 14:41 2 pgs
Fees:13.00 Taxes:462.50
20050415-0042323

STATE OF FLORIDA )
COUNTY OF ORANGE )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA J. DARLING Senior Manager, VA REO, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be Senior Manager VA REO (or other such officer authorized to execute this instrument) of OCWEN FEDERAL BANK, FSB, a corporation, and that such Barbara J. Darling, or other officer, as such Senior Manager VA REO, executed the foregoing Special Warranty Deed for the purposes and considerations therein contained, by personally signing the name of the corporation as Senior Manager VA REO and further acknowledged OCWEN FEDERAL BANK, FSB, executed same on behalf of the SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, the within-named bargainor, pursuant to a delegation of authority contained in 38C.F.R Section 36.4342(f), and that the execution of same was the free act and seed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set hand and affixed my official seal of office, in the State of Florida on this, the 08 day of March, 2005.

My commission expires: _____

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

Michelle G Akins
NOTARY PUBLIC

File No.: 9598

# EXHIBIT A

Being Lot No. 64 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Page 885, 886, and 887, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Secretary of Veterans Affairs, by deed of record in Instrument No. 20040406-0039119, Register's Office for Davidson County, Tennessee.