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

ZANA C. PETTY 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 $40,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2005.

Notary Public
My Commission Expires: 1-27-07

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

TO:
James Booth

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
James Booth 3023 Hummingbird Drive Nashville, TN 37218	America's Wholesale Lender 750 Old Hickory Blvd. Brentwood, TN 37027	MAP # 060.11-0A PARCEL # 012.00 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 24th day of May, 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 Booth hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Final Plan of Pine Ridge, Section Two, as of record in Book 6900, Page 484, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to The Secretary of Veterans Affairs, an Officer of the United States of America by Substitute Trustee's Deed from Dyke Tatum, as Substitute Trustee, of record in Instrument 20030827-0124261, said Register's Office.

The street address of the Real Property is 203 Greenbranch Ct., Nashville, TN 37207
____ 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.

Davidson County DEEDWARR
Recvd: 06/09/05 12:54 2 pgs
Fees:13.00 Taxes:148.00
20050609-0066081

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 24 day of May, 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
Its: Director, VA REO
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, VA REO Director, 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 24 day of May, 2005.

Enrique Cruz
My Commission DD320375
Expires May 17 2008

My Commission Expires: _____

NOTARY PUBLIC

Mcintoshswd.sharon