Davidson County DEEDWARR
Recvd: 09/22/05 10:59 3 pgs
Fees:18.00 Taxes:312.65

20050922-0113703

Realty 48A

Instrument prepared by:
Perrie & Cole Title of Alabama, LLC
2100 Southbridge Parkway, Suite 650
Birmingham, AL 35209

P&C #
REO #34545194
Parcel #19-072-05-0-99.00
Address: 3003 Keeling Ave, Nashville, TN

Please Sent Tax Notice:

CYNTHIA MALDEN
3003 KEELING AVENUE
NASHVILLE, TN 37216

New Owner:

CYNTHIA MALDEN
3003 Keeling Avenue
Nashville, TN 37216

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sun of Ten and No/100Dollars ($10.00), cash in had paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **American Business Mortgage Services, Inc., by Ocwen Federal Bank, FSB n/k/a Ocwen Loan Servicing, LLC, its attorney in fact, a corporation organized and existing under the laws of the United States** , (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **Cynthia Malden**, (herein referred to as "Grantee"), his/her/their heirs and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

Please see attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee, his/her/their heirs and assigns, in fee simple forever.

GRANTOR COVENTANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same and that they are from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and 2004 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those person or parties claiming by, through or under Grantor.

WITNESS this the 27th day of July, 2005.

American Business Mortgage Services, Inc., by Ocwen Federal Bank, FSB n/k/a Ocwen Loan Servicing, LLC, its attorney in fact

By: BARBARA J. DARLING
Its: Senior Manager, VA REO

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF Orange)

Personally appeared before me, BARBARA J. DARLING Senior Manager, VA REO, a Notary Public for the state and county aforesaid, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that ~~he~~ she is the Senior Manager, VA REO of Ocwen Loan Servicing LLC, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 27th day of July, 2005.

NOTARY PUBLIC

Deon Rameshwar Paul
My Commission DD323504
Expires May 26, 2008

State of Tennessee)
County of Williamson)

The actual consideration for this transfer is $ 84,500.00.

Affiant

Subscribed and sworn to before me, this 29 day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 05/24/08

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Exhibit "A"

A certain tract or parcel of land in Davidson County, Tennessee described as follows: Land in Davidson County, Tennessee, Being parts of Lots Nos. 51 and 52 on the Map of the Subdivision of the Caspser Zopfi Place as of record in Book 332, Page 167, of the Register's Office of Davidson County, Tennessee, being Lot No. 6 on the Plan of Susie W. Demonbreun's Resubdivision of part of Lots Nos. 51, 52, and 53 of the Casper Zopfi Place, not of record, described according to a survey made by Ben M. Moore, Jr., Surveyor, March 26, 1947, as follows: Beginning on the Easterly Margin of Keeling Avenue at a point 206.2 feet North of the Northeast corner of said avenue and Trinity Lane, at the corner of Lots Nos. 6 and 7; thence with the line between said two lots, Eastwardly 150 feet; thence North 3 degrees 30 minutes East 50 feet to the corner of Lots Nos. 5 ad 6; thence with the line between said two lots, Westwardly 150 feet to the Easterly margin of Keeling Avenue; thence with said avenue, Southwardly 50 feet to the Beginning

Being the same property conveyed to American Mortgage Services, Inc. by Substitute Trustee's Deed of record in Instrument No. 20041027-0128999, Register's Office for Davidson County, Tennessee.