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 $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 16th DAY OF February, 2006.

Notary Public
My Commission Expires: 8-27-07

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FROM:	TO:
The Secretary of Veterans Affairs, An Officer of the United States of America	Edwin F. Donnelly and Jennifer M. Donnelly

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Edwin F. Donnelly 9318 Chesapeake Drive Brentwood, TN 37027	NEW OWNER	MAP # 162-6 PARCEL # 300

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 13th day of February, 2006, 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 Edwin F. Donnelly and wife, Jennifer M. Donnelly hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Being Lot No. 72, on the Plan of Valley Green, as shown by plat of record in Book 4460, Page 96 & 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

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 Arnold M. Weiss, as Substitute Trustee, of record in Instrument 20050829-0102757, said Register's Office.

The street address of the Real Property is 174 Ocala Drive, Nashville, TN 37211
_____ 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: 02/17/06 11:46 2 pg
Fees:13.00 Taxes:425.50
20060217-0019367

FILE BOX 45

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 13 day of Feb, 2006.

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: Ocwen Loan Servicing, LLC

By: _____

Its: MICHAEL MORELAND
Director, VA REO

OCWEN LOAN SERVICING, LLC 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 13 day of Feb, 2006.

My Commission Expires: _____

Valerie Braxton
NOTARY PUBLIC

Valerie Braxton
My Commission DD318917
Expires May 12, 2008

Mcintoshswd.sharon