Davidson County DEEDWARR
Recvd: 04/19/06 13:23 3 pgs
Fees:18.00 Taxes:297.11
20060419-0044862

Instrument prepared by:

U.S. Land Title
2100 Southbridge Parkway, Suite 585
Birmingham, AL 35209

Please Sent Tax
Notice/New Owner:
Craig & Amy Jones
1507 Spence Court
Nashville, TN 37210

File # 60100731
REO #89758791
Parcel # 094 160 00900
Address: 1507 Spence Court; Nashville, TN 37210

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, **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1999-2, by Ocwen Federal Bank FSB, n/k/a Ocwen Loan Servicing LLC, as 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 **Craig Jones and Amy Jones** (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 any 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 March, 2006.

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1999-2, by Ocwen Federal Bank FSB, n/k/a Ocwen Loan Servicing LLC, as its attorney in fact

By: **KEITH CHAPMAN**
Its: VA REO Closing Manager

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

STATE OF ~~TENNESSEE~~ FL)
COUNTY OF Orange)

Before me, the undersigned ~~authority~~, Kavitaben R. Mehta notary public of the State and County mentioned, personally appeared **KEITH CHAPMAN** who, upon oath, acknowledged him/herself to be ~~VA REO Closing Manager~~ of **Ocwen Federal Bank FSB, n/k/a Ocwen Loan Servicing LLC** , which is the attorney-in-fact for **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1999-2**, the within named bargainor, and that he/she as such Closing Mgr, being authorized to do so, executed the foregoing instrument in behalf of **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1999-2** as the Closing Mgr of **Ocwen Federal Bank FSB, n/k/a Ocwen Loan Servicing LLC**, which is the attorney-in-fact for **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1999-2** and declared that he/she in his/her capacity as VA REO Closing Mgr of **Ocwen Federal Bank FSB, n/k/a Ocwen Loan Servicing LLC** which is the attorney-in-fact for **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1999-2**.

WITNESS my hand and seal at office this 13th day of March , 20 06 .

Kavitaben R. Mehta
NOTARY PUBLIC

NOTARY PUBLIC-STATE OF FLORIDA
Kavitaben R. Mehta
Commission # DD454685
Expires: JULY 25, 2009
Bonded Thru Atlantic Bonding Co., Inc.

State of Tennessee)
County of Davidson

The actual consideration for this transfer is $ 80,300.00 .

Affiant

Subscribed and sworn to before me, this 27th day of March , 2006 .

NOTARY PUBLIC

KIMBA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: **MY COMMISSION EXPIRES: September 22, 2007**

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Map of Spence Circle, of record in Book 1424, page 62, Register's Office for said County. Said Lot No. 7 fronts 65 feet on the South side of Spence Circle and runs back between parallel lines 234 feet to a dead line.

Being the same property conveyed to Wells Fargo Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Trust 1999-2, by Trustee's Deed, of record as Instrument No. 20051205-0146068, Register's Office for Davidson County, Tennessee.