STATE OF TENNESSEE)
COUNTY OF _____)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $108,200.00

Tabatha Edwards
AFFIANT

Sworn to and subscribed before me this 24 day of July 2006.

Judith C. Jacobs
NOTARY PUBLIC My commission expires: 3/15/08

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN

Map and Parcel No. 162-12-0-A/51.00C 0

Address of New Owner:
Jerri L. Metcalf
316 Brittany Park Pl
Antioch TN 37013

Send Tax Notices To:
NovaStar Home Mtg
6200 Oak Tree Blvd
Independence, OH 44131

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 24 day of July, 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, and JERRI L. METCALF, 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, their 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 316 Brittany Park Place, Antioch, Tennessee 37013.

THIS CONVEYANCE IS SUBJECT TO all matters shown of record in Plat Book 9700, Page 796, in the Register's Office of Davidson County, Tennessee; and to the 2006 Davidson County property taxes not yet due and payable, and those of subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, their 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 24 day of July, 2006.

Pursuant to the 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 LOAN SERVICING, LLC CORPORATE SEAL

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

By: _____
Name: MICHAEL MORELAND
Title: Director, VA REO

By: OCWEN Loan Servicing, LLC, Pursuant to a delegation of authority contained in 38 C.F.R. Section 36.4342(f)

Davidson County DEEDWARR
Recvd: 08/01/06 15:16 2 pgs
Fees:13.00 Taxes:400.34
20060801-0093563

STATE OF FLORIDA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL MORELAND Director 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 Director of VA (or other such officer authorized to execute this instrument) of OCWEN LOAN SERVICING,LLC, a corporation, and that such Director of VA, or other officer, as such Director of VA, executed the foregoing Special Warranty Deed for the purposes and considerations therein contained, by personally signing the name of the corporation as Director of VA, and further acknowledged OCWEN LOAN SERVICING, LLC, 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 27 day of July, 2006.

My commission expires: _____

NOTARY PUBLIC

NOTARY PUBLIC-STATE OF FLORIDA
Jim Lanzerio
Commission # DD535566
Expires: APR. 02, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Attachment "A": Legal Description.

Described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Brittany Park, Phase II, of record in Plat Book 9700, Page 796, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to the Secretary of Veterans Affairs, by Substitute Trustee's Deed from Arnold M. Weiss as Substitute Trustee, dated February 14, 2006, recorded February 28, 2006 of record in Instrument 200602280023038, Register's Office for Davidson County, Tennessee.

Attachment "B": Warranty of Title, Reservations and Exceptions.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The following reservations from and exceptions to this conveyance and the Warranty of Title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portions(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through of under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

Note: This instrument was prepared from information provided by the parties herein without benefit to title examination. No warranty or opinion of title is given by preparer.

This Instrument Prepared By:
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return To:
RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217