Davidson County DEEDWARR
Recvd: 09/10/07 10:54 2 pgs
Fees:13.00 Taxes:314.46

20070910-0108149

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $84,990.00

Gina Caraday
AFFIANT

Sworn to and subscribed before me this 6th day of SEPTEMBER 2007.

NOTARY PUBLIC
My commission expires: 11-22-2010

Map and Parcel No. 42-7-A-110.00 CO

Address of New Owner:
Ross Winchel
1869 Holly Tree Gap
Brentwood, TN 37027

Send Tax Notices To:
New Owner

DANIELLE GRIGSBY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires November 22, 2010

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 6th day of September, 2007, 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 ROSS WINCHEL, 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 744 Heritage Dr. Madison, TN 37115.

THIS CONVEYANCE IS SUBJECT TO all matters set out on the plat of record at Plat Book 6250, page 178; in the Register's Office for Davidson County, Tennessee; and to the 2007 Davidson County property taxes, and those of subsequent years, which are not yet due and payable..

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 5 day of September, 2007.

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

By Director, VA REO, Ocwen Loan Servicing, LLC,
Pursuant to a delegation of authority
contained in 38 C.F.R. Section 36.4342(f)

STATE OF FLORIDA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL MORELAND, 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 VA REO (or other such officer authorized to execute this instrument) of OCWEN LOAN SERVICING,LLC, a corporation, and that such DIRECTOR VA REO, or other [illegible] such _____, executed the foregoing Special Warranty Deed for the purposes and considerations therein contained, by personally signing the name of the corporation as MICHAEL MORELAND, Director, VA REO, 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 5 day of September, 2007.

My commission expires: _____

NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA
DEBRA GETZ
COMMISSION # DD 362186
EXPIRES: OCT. 12, 2008

Attachment "A": Legal Description.

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

Being Lot No. 459 on the Plan of Heritage Square, Phase Four, as of record in Plat Book 6250, Page 178, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING THE SAME PROPERTY conveyed to the Secretary of Veterans Affairs, an Officer of the United States of America, by Trustee's Deed from Aaron Squyres as Successor Trustee, by Crystanna Duffy Co- Trustee, dated December 20, 2006 recorded January 2, 2007 in Instrument Number 20070102-0000593, in the 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