This Instrument prepared by:	Please send tax notice to the following:
U.S. Land Title, LLC (New owner)	Scott McLeod and Scott Plemons
2100 Southbridge Parkway, Suite 585	4556 Red Bark Ct.
Birmingham, AL 35209	Antioch, TN 37013

File # 75004295
REO # 80472467
Parcel #071-16-0-290.00
Address: 1205 MONTGOMERY AVENUE, NASHVILLE, TN 37207

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **REO Properties Corporation, 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 **Scott McLeod and Scott Plemons,** (herein referred to as "Grantee"), his/her/their/its heirs, successors and/or 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.

Davidson County DEEDWARR
Recvd: 09/14/07 13:35 3 pgs
Fees:18.00 Taxes:177.97
20070914-0110423

WITNESS this the 16TH day of August, 2007

REO PROPERTIES CORPORATION
By: 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 Florida)
COUNTY OF Orange)

Before me, the undersigned authority, Deon Rameshwar Paul notary public of the State and County mentioned, personally appeared Keith Chapman who, upon oath, acknowledged him/herself to be Reo Closing Manager of Ocwen Loan Servicing, LLC, which is the attorney-in-fact for REO Properties Corporation, the within named bargainor, and that he/she as such Keith Chapman, being authorized to do so, executed the foregoing instrument in behalf of REO Properties Corporation as the Reo Closing Manager of Ocwen Loan Servicing, LLC, which is the attorney-in-fact for REO Properties Corporation and declared that he/she in his/her capacity as Reo Closing Manager of Ocwen Loan Servicing LLC which is the attorney-in-fact for REO Properties Corporation

WITNESS my hand and seal at office this 16TH day of August, 2007.

NOTARY PUBLIC

Deon Rameshwar Paul
My Commission DD323504
Expires May 26, 2008

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $48,100.00.

Affiant

Subscribed and sworn to before me, this 31ST day of August, 2007.

NOTARY PUBLIC

My Commission Expires:

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 383 and the south 20 feet of Lot No. 384, on the Plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 383 and part of Lot No. 384 adjoins the front 50 feet on the easterly margin of North 9th Street, now known as Montgomery Avenue, and extends back between line, 116 feet on the southerly line of Lot 383 and 136 feet more or less, on the northerly line of Lot No. 384 to the west right-of-way of the L&N Railroad, measuring 55 feet, more or less.

Being the same property conveyed to Vanessa Scruggs, a married woman by quitclaim deed from Vanessa Davis, a single woman, of record at Instrument No. 20030403-0044123. The said Vanessa Davis and Vanessa Scruggs being one and the same person. Spouse, Roger Scruggs, being divested by court order, dockett #06D-928, dated 05/05/2006, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy Ray Nash and wife, Kathy Nash by deed dated 05-12-06, from Vanessa Scruggs, as her sole and separate property, filed for record on 05-16-06 in Instrument No. 20060516-0057445, Register's Office for Davidson County, Tennessee.

The property hereinabove described was acquired by the Grantor by instrument recorded in Book ~~*~~ _____ at Page _____ in the aforesaid County and State.

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* Instrument # 20070212-0018080