New Owner:

This Instrument prepared by:	Please send tax notice to the following:
U.S. Land Title, LLC	Mark D Nelson
2100 Southbridge Parkway, Suite 585	4036 Lancashire Dr.
Birmingham, AL 35209	Antioch, TN. 37013

File # 75004113
REO # 7917677
Parcel #136-14-0-142.00
Address: 533 BLUEWATER DRIVE, NASHVILLE, TN 37217

When recorded return to:
U.S. Land Title, LLC
4875 Olde Towne Parkway
Suite 50
Marietta, GA 30068
Attn: Post-Closing

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 **Mark D Nelson,** (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.

Davidson County DEEDWARR
Recvd: 11/02/07 12:10 3 pgs
Fees:18.00 Taxes:418.10

20071102-0129491

WITNESS this the 13th day of July, 2007

REO PROPERTIES CORPORATION by Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing LLC as attorney in fact

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

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 Federal Bank FSB n/k/a 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 Federal Bank FSB n/k/a 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 Federal Bank FSB n/k/a Ocwen Loan Servicing LLC which is the attorney-in-fact for REO Properties Corporation

WITNESS my hand and seal at office this 13th day of July, 20 07.

Deon Rameshwar Paul
My Commission DD323504
Expires May 26, 2008

NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $ 113,000.00 .

Affiant

Subscribed and sworn to before me, this 13th day of September, 2007

NOTARY PUBLIC
My Commission Expires:

My Commission Expires
April 1, 2010

EXHIBIT "A"

Being Lot No. 90, on the Revised Plan of Castlegate, Section 2-A, of record in Plat Book 5200, Page 10, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to LaVerne McFadden and Franklin McFradden, wife and husband as joint tenants with right of survivorship, by warranty deed from Kenneth L. Saunders Jr., as single man, of record in Instrument No. 20051216-0151168 Register's Office for Davidson County, Tennessee.

The property herein above described was acquired by the Grantor by instrument recorded at instrument No. 20061220-0156620 in the aforesaid County and State.