85005384

~~85005384This instrument prepared by:~~	Please send tax notice to the following:
~~U.S. Land Title of Tennessee, LLC~~	B & J Home Remakers, LLC (new owner)
~~1900 The Exchange Building 500~~	6255 TR 179
~~Atlanta, GA 30339~~	Cardington, OH 43315

File # 85005384
REO # 41277989
Parcel #08111028300
Address: 1604 17TH AVENUE NORTH, NASHVILLE, Tennessee 37208

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, **NPL INVESTMENT TRUST I, 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 **B & J Home Remakers, LLC,** (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.

BILL GARRETT, Davidson County
Trans:T20090019990 DEEDWARR
Recvd: 03/26/09 11:48 3 pgs
Fees:18.00 Taxes:210.90
20090326-0027279

WITNESS this the 4 day of March, 2009.

NPL INVESTMENT TRUST I
By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

By: Keith Chapman
Its: REO Closing Manager

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

STATE OF FLORIDA)
COUNTY OF ORANGE)

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Keith Chapman, 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 an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact, and who acknowledged that he/she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of NPL INVESTMENT TRUST I, its successors and assigns, by Ocwen Loan Servicing, LLC, as its attorney in fact and as the free act and deed of the within named NPL INVESTMENT TRUST I.

WITNESS my hand and seal at office this 4 day of March, 2009

THEO SMITH
Comm# DD0791781
Expires 5/26/2012
Florida Notary Assn., Inc

Notary Public, My commission expires: 5/26/12

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $57,000.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to me before me on the date written above.

5/26/12
My Commission Expires

Notary Public

THEO SMITH
Comm# DD0791781
Expires 5/26/2012
Florida Notary Assn., Inc

Prepared By + Return to:

Clifford A. Branham, Esq.
800 Corporate Dr. #102A
Lexington, KY 40503

EXHIBIT "A"

Described property located in Davidson County, Tennessee, to wit:

The southerly one half of Lot Number 376, in McGavock, Wetmore and Others 2nd Addition to Nashville, called the Addition to the Town of McGavock, as of record in Plat Book 21, at Page 41, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said southerly one half of Lot Number 376 fronts 50 feet on the easterly side of 17th Avenue North and runs back between parallel lines 170 feet to an alley.

The property hereinabove described was acquired by the Grantor by instrument recorded in Instrument Number 20080602-0055724 in the aforesaid County and State.