Box 14-A
22074-1

BILL GARRETT, Davidson County
Trans:T20090046647 DEEDWARR
Recvd: 07/13/09 08:52 3 pgs
Fees:18.00 Taxes:148.37
20090713-0064851

| This Instrument prepared by (and returned to after recording): | Please send tax notice to the following: |
|---|---|
| John T. Cook, PC - Law Firm | Marvin Cook<br>P.O. Box 148761<br>Nashville, TN 37214 |
| 2927 Berry Hill Drive | Buyer: Marvin Cook |
| Nashville, TN 37204 | Buyer(s) Address:<br>P.O. Box 148761<br>Nashville, TN 37218 |

File # 95002034
REO # 89760219
Parcel #08008004900
Property Address: 3218 Crowe Drive, NASHVILLE, Tennessee 37218

**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, **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Asset-Backed Certificates, Series 1999-3, 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 **Marvin Cook,*** whose address is (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:
* unmarried

**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 free 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.

WITNESS this the 11 day of June, 2009.

**WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, N.A., AS TRUSTEE FOR DELTA FUNDING HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 1999-3**
**By: Ocwen Loan Servicing, LLC, as its Attorney-in-Fact**

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

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 _____, 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 Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Asset-Backed Certificates, Series 1999-3, 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 Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Delta Funding Home Equity Loan Asset-Backed Certificates, Series 1999-3.

WITNESS my hand and seal at office this 11 day of June, 2009.

Notary Public State of Florida
Maria Aviles
My Commission DD756297
Expires 04/07/2012

_____
Notary Public, My commission expires:

I, or we, hereby swear or affirm to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 40,100.00 which amount is equal to or greater than the amount which the property is transferred would command at a fair and voluntary sale.

_____
Affiant Theodore Smith

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

_____ _____
My Commission Expires Notary Public

Notary Public State of Florida
Maria Aviles
My Commission DD756297
Expires 04/07/2012

**EXHIBIT "A"**

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

**Lot Number 248 on the Plan of Bordeaux Gardens, Section I, of record in Plat Book 3300, Page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.**

The property hereinabove described was acquired by the Grantor by instrument recorded as **Instrument No. 20090506-0041632** in the aforesaid County and State.