Box 14-A
22107-1

BILL GARRETT, Davidson County
Trans:T20090047915 DEEDWARR
Recvd: 07/16/09 09:45 3 pgs
Fees:18.00 Taxes:233.10

20090716-0066631

This Instrument prepared by (and returned to after recording):	Please send tax notice to the following:
John T. Cook, PC - Law Firm (615) 385-5502	Michael A. Howell 2927 Knobdale Road Nashville, TN 37214
2927 Berry Hill Drive	Buyers: Michael A. & Deborah D. Howell
Nashville, TN 37204	Buyers Address: 2927 Knobdale Road Nashville, TN 37214

File # 95002663
REO # 31139942
Parcel #09616015200
Address: 717 Ortega Road, NASHVILLE, Tennessee 37214

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, **Ocwen Loan Servicing, LLC, a limited liability company, 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 **Michael A. Howell and Deborah D. Howell,** husband and wife whose address is shown above (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 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 7 day of July, 2009.

OCWEN LOAN SERVICING, LLC

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, and who acknowledged that he/she as such, being authorized so to do, executed and delivered the foregoing instrument on behalf of Ocwen Loan Servicing, LLC, its successors and assigns, and as the free act and deed of the within named Ocwen Loan Servicing, LLC.

WITNESS my hand and seal at office this 7 day of July, 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 $ 63,000.00 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

EXHIBIT "A"

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

Lot Number 258-A, Zone Lot division of Lot 258, Larchwood Subdivision, Section Three, plat of which is of record in Book 6250, Page 297, amending plat in Book 5200, Page 540, all of record in Register of Deed's Office, Davidson County, Tennessee, to which 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. 20090324-0026441**, in the aforesaid County and State.