Davidson County DEEDWARRSP
Recvd: 07/20/10 14:15 5 pgs
Fees:28.00 Taxes:101.75
20100720-0056764

This Instrument Prepared By:
Phillip L. Lavallet and Thomas H. Rocco
3009 Towne Valley Road,Antioch, TN 37013

Actual Consideration Amount is $27,500.00

PTS-20319984

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Phillip L. Lavallet and Thomas H. Rocco 3009 Towne Valley Road Antioch, TN 37013	Phillip L. Lavallet and Thomas H. Rocco 3009 Towne Valley Road Antioch, TN 37013	**Map/Parcel:** 148-14-0-239.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **REO PROPERTIES CORPORATION**, a corporation organized and existing under the laws of the United States has this day bargained and sold, and does hereby transfer and convey unto the said, **Phillip L. Lavallet and Thomas H. Rocco,** Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

Legal Description

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

LOT NUMBER 85A, ZONE LOT DIVISION OF LOTS 84, 85, AND 86, HAYWOOD FOREST, SECTION 3, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 226, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

The property herein above described was acquired by the Grantor by instrument 20100406-0025551 recorded in Book at Page in the aforesaid County and State.

Being the same property conveyed to REO PROPERTIES CORPORATION by Deed from Shapiro and Kirsch, LLP., Substitute Trustee of record as Doc No. 20100406-0025551, said Register's Office.

The express purpose of this conveyance is to Transfer Title.

This is unimproved ( ) property known as 4871 Gillespie Drive, Antioch, TN 37013. Improved (✓)

I/We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Shelby County, Tennessee.

AND I/WE WARRANT the title against all persons claiming under Grantor, but not otherwise.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor or Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 28 day of June, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OFFICER OF OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT FOR REO PROPERTIES CORPORATION

By: _____
Corporate Officer
Printed Name & Title: Robert Kaltenbach Senior Manager

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF Orange

Before me, Manuel Rodriguez, a Notary Public of the State and

County aforesaid, personally appeared Robert Kaltenbach with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be _____ of **OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT FOR REO PROPERTIES CORPORATION**, the within named bargainor, a corporation organized and operating under the laws of the State of _____, and that he/she as such _____ executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as _____.

NOTARY STAMP/SEAL

WITNESS my hand and official seal,
at office in _____
this 28 day of June, 2010.

_____
NOTARY PUBLIC
MY Commission Expires: _____

MANUEL RODRIGUEZ
Comm# DD0786369
Expires 6/4/2012
Florida Notary Assn., Inc

AFFIDAVIT OF VALUE

STATE OF Florida

COUNTY OF Orange

The actual consideration or value whichever is greater, for this transfer is $27,500.00
Subscribed and sworn to before me this the 28 day of June, 20 10.

(Affix Seal)

Affiant Danielle Webster

Notary Public
My Commission Expires: _____

MANUEL RODRIGUEZ
Comm# DD0788369
Expires 5/4/2012
Florida Notary Assn., Inc

True Copy Certification

I, Monica Wood, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

MWood
Signature

State of Texas

County of Collin

Personally appeared before me, M. Wycough a notary public for this county and state, Monica Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

M. Wycough
Notary's Signature

My Commission Expires: 7/10/2014
Notary' Seal (if on paper)

M. WYCOUGH
Notary Public, State of Texas
My Commission Expires
July 10, 2014