BILL GARRETT, Davidson County
Trans:T20110030700 DEEDWARRSP
Recvd: 05/24/11 08:15 2 pgs
Fees:13.00 Taxes:77.70
20110524-0039482

Prepared By:
REALTY TITLE
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, OCWEN Loan Servicing, LLC ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto Sebastine Eraga and wife, Hanna Eraga ("Grantee") the following described property being situated in Davidson County, TN, to wit:

*Tract I:*
*Described property located in Davidson County, Tennessee to wit:*
*Lot Number 8 as shown on the Plan of the Resubdivision of Reserve Parcel "A" of Jones Park Estates recorded in Plat Book 5210, Page 349 and revised plat of record in Book 6200, Page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.*

*Tract II:*
*Described property located in Davidson County, Tennessee to wit:*
*Reserve Parcel "B" as shown on the Plan of the Resubdivision of Reserve Parcel "A" of Jones Park Estates, recorded in Plat Book 5210, Page 349 and revised plat of record in Book 6200, Page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.*

*Located upon the above-described property is a 2000 Fleetwood manufactured home, Serial Number TNFLX27853806AB which is believed to be permanently affixed to said property.*

*Being the same property conveyed to Ocwen Loan Servicing, LLC by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee dated 9/16/2010 recorded 10/7/2010, of record in Instrument Number 20101007-0080443, said Register's Office.*

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as to permitted encumbrances listed below and any other matters that may affect the title to the subject property and appear in the public records of said County and except for applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons claiming by, through or under it, but not further or otherwise.

Permitted encumbrances: Restrictive Covenants of record in Book 6405, Page 190, said Register's Office; and subject further to all matters shown on the plan ofrecord in Plat Book 5210, Page 349, Resubdivision in Book 6200, Page 23, said Register's Office, including an owner's certificate, all other easements, setback lines and notes to which plan reference is hereby made; and Anchor Easement of record in Book 6523, Page 270, said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

RT File No. 11010349
RT Form No. 0125

IN WITNESS WHEREOF, Grantor has executed this instrument this 4 of May, 2011.

OCWEN Loan Servicing, LLC

BY: Renee Hensley

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned Notary Public in and for said State and County, personally appeared Renee Hensley, 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 president (or other officer authorized to execute the instrument) of OCWEN Loan Servicing, LLC, the within named bargainor, a corporation, and that such person as such president (or other officer authorized to execute the instrument), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as president (or other officer authorized to execute the instrument.

Witness my hand and seal at office in Shelby County, Tennessee, this 4 day of May, 2011.

Notary Public Ron Blair Closer

My Commission Expires: _____
(SEAL)

RON BLAIR
Comm# DD0791763
Expires 5/26/2012
Florida Notary Assn., Inc

**Owner Name and Address**:
Sebastine Eraga and Hanna Eraga
721 Jones Park Court
Nashville, TN 37207

**Property Address**:
721 Jones Park Court
Nashville, TN 37207

**Send Tax Bills To**:

**Tax Parcel ID Number**:
06016028500

**Valuation Affidavit:**
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $21,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4 day of May, 2011.

Notary Public Ron Blair Closer

My Commission Expires: _____

RON BLAIR
Comm# DD0791763
Expires 5/26/2012
Florida Notary Assn., Inc

RT File No. 11010349
RT Form No. 0125