PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

Davidson County DEEDWARR
Recvd: 12/05/08 14:15 3 pgs
Fees:18.00 Taxes:355.20
20081205-0118052

SPECIAL WARRANTY DEED

New owner &
SENT TAX BILLS TO:

Kyle Vaughn

124 Draper Drive

Goodlettsville, TN 37072

PROPERTY ADDRESS:

124 Draper Drive, Goodlettsville, Tennessee 37072

MAP PARCEL NUMBERS: 033-04-0015.000

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto **Kyle Vaughn** ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 124 Draper Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2008, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Assistant Secretary on this the 24th day of November, 2008.

Pursuant to provisions of 38 U.S.C. 3720 (a)(6) the Secretary of Veterans Affairs does not seek to exercise Exclusive jurisdiction over the within described property.

Grantor: Secretary of Veterans Affairs, an Officer of the United States of America

By:_____
Sandra Colgrove
Its: Assistant Secretary_____
Countrywide Pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342(f)

STATE OF Texas_____

COUNTY OF Collin_____

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Sandra Colgrove, Assistant Secretary pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

Witness my hand and seal at Office in Richardson, Texas, this 24th day of November.

WANDA MERRITT PARMER
Notary Public
STATE OF TEXAS
My Comm. Exp. Jul. 07, 2012

_____
Notary Public

My Commission Expires: _____

****

STATE OF Texas_____

COUNTY OF Collin_____

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $$96,000.00.

_____
Affiant: Mary Lepine, Assistant Secretary

Subscribed and sworn to before me this the 24th day of November, 2008

_____
Notary Public

My Commission Expires: _____

WANDA MERRITT PARMER
Notary Public
STATE OF TEXAS
My Comm. Exp. Jul. 07, 2012

EXHIBIT "A"

BEING Lot 18, Goodlettsville Heights, Section IV, as recorded in Book 2133, Page 43 & 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.
BEING the same property conveyed to The Secretary of Veterans Affairs by Trustee's deed recorded as Instrument # 20080424-0041714 on April 24, 2008 in the Davidson County Register's office.