This instrument prepared by:

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

Davidson County DEEDWARR
Recvd: 12/31/08 14:28 3 pgs
Fees:18.00 Taxes:177.60
20081231-0124085

Return To:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:

New Owner
David Beals

1105 Saunders Ave.

Madison, TN 37115

****

PROPERTY ADDRESS:

3307 Percy Priest Drive, Nashville, Tennessee 37214

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MAP PARCEL NUMBERS: 09616014600

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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 **David Beals** *an unmarried man ("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, 3307 Percy Priest Drive, Nashville, Tennessee 37214.

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 Asst. Secretary on this the 23 day of December, 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: Fadarryl Lundy
Fadarryl Lundy asst. secretary
Its:
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, Fadarryl Lundy 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 Collin, Texas, this 23 day of December, 2008.

AMY SPRIET
My Commission Expires
October 8, 2012

Notary Public

My Commission Expires: _____

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STATE OF Texas

COUNTY OF Collin

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $$48,000.00.

Walid Mouneimne Affiant

Subscribed and sworn to before me this the 23 day of December, 2008

Notary Public

My Commission Expires: _____

AMY SPRIET
My Commission Expires
October 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 252A, ZONE LOT DIVISION OF LOTS 248, 249, 250, 251, 252 and 253 ON THE PLAN OF LARCHWOOD, SECTION 3, as shown on plat of record in Plat Book 5200, Page 540, amended in Plat Book 6250, Page 524, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Secretary of Veterans Affairs by Substitute Trustee's deed from Shapiro and Kirsch, LLP, Substitute Trustee, recorded July 11, 2008 as Instrument # 20080711-0071266, Register's Office for Davidson County, Tennessee

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223