This instrument prepared by:

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

Davidson County DEEDWARR
Recvd: 01/02/09 09:59 2 pgs
Fees:13.00 Taxes:536.50
20090102-0000118

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO: NEW OWNER

Hall and Knight Enterprises, LLC

640 FIREFOX

BRENTWOOD, TN 37027

****

PROPERTY ADDRESS:

2901 Harbor Lights Drive, Nashville, Tennessee 37217

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MAP PARCEL NUMBERS: 13605000200

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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 **Hall and Knight Enterprises, LLC** ("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, 2901 Harbor Lights Drive, Nashville, Tennessee 37217.

Land in Davidson County, Tennessee being Lot No. 11 on the Plan of Bayview, Section One, as of record in Book 9700, Page 330, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof. Being the same property conveyed to Robert E. Anderson by Warranty Deed from NVR Homes, Inc. dated September 19, 1997 and recorded in Book 10622, Page 729, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to The Secretary of Veterans Affairs, by Trustee's Deed **dated June 16, 2008, and recorded in Instrument No. 20080617-0062226, in the Register's Office for Davidson County, Tennessee.**

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 Sandra Colgrove on this the 29th 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: 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/ Asst 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, TX, this 29 day of December, 2008.

MARIA E CASTILLO
My Commission Expires
April 11, 2012

Maria E Castillo
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 $$145,000.00.

Sandra Colgrove
Sandra Colgrove/ Asst Secretary Affiant

Subscribed and sworn to before me this the 29th day of December, 2008

Maria E Castillo
Notary Public

My Commission Expires: _____

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

MARIA E CASTILLO
My Commission Expires
April 11, 2012