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 10:32 3 pgs
Fees:18.00 Taxes:210.53
20090102-0000186

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO: 3535 Seneca Forest Drive
Nashville, TN 37217

Terry A. Williams and Sue A. Williams, husband and wife and

Bank of America, N.A.

9000 Southside Blvd., #600
Jacksonville, TN 32256

****

PROPERTY ADDRESS:

3535 Seneca Forest Drive, Nashville, Tennessee 37217

****

MAP PARCEL NUMBERS: 136100B08100C0

****

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 Terry A. Williams and Sue A. Williams, husband and wife ("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, 3535 Seneca Forest Drive, Nashville, Tennessee 37217.

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 John Bell III on this the 17th 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: _____
John Bell III
Its: Vice President
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, John Bell III 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 17 day of December.

_____
Notary Public

My Commission Expires: _____

PENNIE CLAYTON
My Commission Expires
February 29, 2012

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $$56,900.00.

_____
Fadarryl Lundy, Affiant
Assistant Secretary

Subscribed and sworn to before me this the 17th day of December, 2008

_____
Notary Public

My Commission Expires: _____

PENNIE CLAYTON
My Commission Expires
February 29, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 22A, a revision of Lots 21-32, 39 & 40 on Condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest, as recorded in Plat Book 6250, Page 49, Davidson County Register's office to which plat reference is herby made for a more complete description.

BEING the same property conveyed to The Secretary of Veterans Affairs by Trustee's Deed recorded March 27, 2008 as Instrument # 20080327-0030913, in the Register's office of Davidson County Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions and other matters of record, including all items set our on any applicable plat of record.

*and amended in Book 9773, page 172

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