#14396 36056

This instrument prepared by:

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

Davidson County DEEDWARR
Recvd: 02/02/09 10:47 4 pgs
Fees:23.00 Taxes:518.00
20090202-0008597

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:

Nedim Omercausevic and Selma Omercausevic

408 Toomer Court

Nashville, TN 37217

****

PROPERTY ADDRESS:

408 Toomer Court, Nashville, Tennessee 37217

****

MAP PARCEL NUMBERS: 136050A1120000

****

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 **Nedim Omercausevic and Selma Omercausevic** ("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, 408 Toomer Court, 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 2009, 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 14th day of January, 2009.

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
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, Texas, this 14th day of January, 2009.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF TEXAS
AMY SPRIET
My Commission Expires
October 8, 2012

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $140,000.00.

Sandra Colgrove
Sandra Colgrove Affiant

Subscribed and sworn to before me this the 14th day of January, 2009.

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires
October 8, 2012

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF TEXAS
AMY SPRIET
My Commission Expires
October 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot 97, on the plan of The Enclave at Bayview Estates (Formerly known as Bayview Estates), Phase Four, a Planned Unit Development, of record in Instrument No. 20030703-0092328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to The Secretary of Veterans Affairs, by Trustee's Deed dated September 22, 2008 and recorded on September 24, 2008 as Instrument No. 20080924-0097058, in the Register's Office for Davidson County, Tennessee.

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

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-11-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY