(1)

This instrument prepared by:

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

Davidson County DEEDWARR
Recvd: 02/09/09 14:50 3 pgs
Fees:18.00 Taxes:269.73
20090209-0011231

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:	NEW OWNER:
Jessica Waters	Jessica Waters
3401 Anderson Road #6	3401 Anderson Road #6
Antioch, Tennessee 37013	Antioch, Tennessee 37013

****

PROPERTY ADDRESS:

3401 Anderson Road #6, Antioch, Tennessee 37013

****

MAP PARCEL NUMBERS: 136 15 0B 006.00

****

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 **Jessica Waters** ("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, 3401 Anderson Road #6, Antioch, Tennessee 37013.

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 Tony Shaw on this the 8th 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:_____
Tony Shaw, Assistant 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, Tony Shaw 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 8th day of January, 2009.

_____
Notary Public

My Commission Expires: _____

LES GEURIN
My Commission Expires
February 14, 2011

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $72,900.00.

_____
Jamie Armstrong, Assistant Secretary Affiant

Subscribed and sworn to before me this the 8th day of January, 2009.

_____
Notary Public

My Commission Expires: _____

LES GEURIN
My Commission Expires
February 14, 2011

EXHIBIT "A"

Being Unit No. 6 on the Plan of Smith Springs Townhouses, Revision No. 2, Phase 1, as of record in Plat Book 11700, Page 16 and as revised in Plat Book 11700, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Secretary of Veterans Affairs, by Trustee's Deed dated June 26, 2008, recorded July 2, 2008 as Instrument No. 20080702-0068286, in the Register's Office of Davidson County, Tennessee.

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