This instrument prepared by:

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

Davidson County DEEDWARR
Recvd: 02/17/09 11:07 2 pgs
Fees:13.00 Taxes:414.40
20090217-0013149

SPECIAL WARRANTY DEED

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SENT TAX BILLS TO:
NEW OWNER
Juan Aviles and Lillian Rivera and Elite Home Loans
109 Westpark Drive, Suite 260
1113 Traceton Circle Brentwood, TN 37027

Antioch, TN 37013

****

PROPERTY ADDRESS:

1113 Traceton Circle, Antioch, Tennessee 37013

****

MAP PARCEL NUMBERS: 150-9-A-111.00

****

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 **Juan Aviles and Lillian Rivera*** ("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").

*wife and husband

This is improved property located on, 1113 Traceton Circle, 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.

Exhibit "A"

Land in Davidson County, Tennessee, BEING Lot No. 265 on the Plan of Forest View Park, Section VIII, of record in Plat Book 6900, page 633, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to the Secretary of Veterans Affairs, an Officer of the United States of America, by Substitute Trustee's Deed from Philip M. Kleinsmith, Trustee, of record in Instr. 20080819-0084979, said Register's Office.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Fadarryl Lundy on this the 9th 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: Fadarryl Lundy
Fadarryl Lundy, 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, 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 Richardson, Texas, this 9th day of January, 2009.

WANDA MERRITT PARMER
Notary Public
STATE OF TEXAS
Exp Jul 07, 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 $112,000.00.

_____
Lisbeth Hibbard, Assistant Secretary Affiant

Subscribed and sworn to before me this the 9th day of January, 2009.

WANDA MERRITT PARMER
Notary Public
STATE OF TEXAS
Exp Jul 07, 2012

_____
Notary Public

My Commission Expires: _____