Davidson County DEEDWARR
Recvd: 02/26/09 12:35 3 pgs
Fees:18.00 Taxes:192.40
20090226-0016975

This instrument prepared by:

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

SPECIAL WARRANTY DEED

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SENT TAX BILLS TO:
NEW OWNERS
Bijan **Mansouri and Katherine Mansouri**

634 Delaware Avenue

Madison, TN 37115

****

PROPERTY ADDRESS:

634 Delaware Ave., Madison, Tennessee 37115

****

MAP PARCEL NUMBERS: 043.05-0-248.00 and 043.05-0-247.00

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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 Bijan**Mansouri and Katherine Mansouri** ("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, 634 Delaware Ave., Madison, Tennessee 37115.

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 4th day of February, 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 4th day of February, 2009.

Tammie Jones
Notary Public

My Commission Expires: _____

TAMMIE JONES
My Commission Expires
April 9, 2012

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STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $52,000.00.

Sandra Colgrove
Sandra Colgrove/ Asst Secretary Affiant

Subscribed and sworn to before me this the 4th day of February, 2009.

Tammie Jones
Notary Public

My Commission Expires: _____

TAMMIE JONES
My Commission Expires
April 9, 2012

EXHIBIT "A"

Lot Numbers 5, 6 and 7, on the Plan of Woodlawn Estates, Section F, as shown by plat of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is herby made for a more complete legal description.

BEING the same property conveyed to the Secretary of Veterans Affairs, an Officer of the United States of America, his successors and assigns by Substitute Trustee's Deed dated January 17, 2008 of record as Instrument number 20080125-0008020, in the Register's Office for Davidson County, Tennessee.

This legal description is identical with of that Deed of Trust recorded in Instrument number 20080125-0008020, in Register's Office of Davidson County, Tennessee.

The last Warranty Deed of record in Deed Book 9594, Page 880 and Quit Claim Deed at Instrument Number 20006140059444, in Register's Office of Davidson County, Tennessee.

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