Davidson County DEEDWARR
Recvd: 03/12/09 09:29 3 pgs
Fees:18.00 Taxes:296.00

20090312-0022280

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:

Chris Haynes
1964 Deep Woods Trail
Nashville, TN 37214

NEW OWNER:

Chris Haynes
1964 Deep Woods Trail
Nashville, TN 37214

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PROPERTY ADDRESS:

4287 Sweden Drive, Hermitage, Tennessee 37076

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MAP PARCEL NUMBERS: 075060-129.00

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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 **Chris Haynes** ("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, 4287 Sweden Drive, Hermitage, Tennessee 37076.

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 Fadarryl Lundy on this the 28th 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

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, 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 Collin, Texas, this 28th day of January, 2009.

Notary Public

My Commission Expires: _____

PENNIE CLAYTON
My Commission Expires
February 29, 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 $80,000.00.

Sandra Colgrove, Affiant
Assistant Secretary

Subscribed and sworn to before me this the 28th day of January, 2009.

Notary Public

My Commission Expires: _____

PENNIE CLAYTON
My Commission Expires
February 29, 2012

EXHIBIT "A"

Being Lot No. 4 on the Plan of Section 5, Hermitage Hills as of record in Plat Book 4175, Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to The Secretary of Veterans Affairs, by Trustee's Deed dated September 15, 2008 and recorded as Document No. 20080919-0095449, in the Register's Office for Davison County, Tennessee.

Commonly known as: 4287 Sweden Drive, Hermitage, Tennessee 37076.

Tax Parcel No: 075060-129.00

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