This instrument prepared by:

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

Return to
A Title Quest, LLC
25 Century Blvd.
Suite 405
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20090020585 DEEDWARR
Recvd: 03/30/09 10:18 3 pgs
Fees:18.00 Taxes:553.52
20090330-0028144

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:

Gebreyes Gebremedhin

6209 Bent Wood Dr

Antioch Tn 37013

Name and address of newowner
Gebreyes Gebremedhin
6209 Bentwood Dr
Antioch TN 37013

****

PROPERTY ADDRESS:

6209 Bent Wood Drive, Antioch, Tennessee 37013

****

MAP PARCEL NUMBERS: 16413011900

****

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 **Gebreyes Gebremedhin** ("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"). * an, unmarried man

This is improved property located on, 6209 Bent Wood Drive, 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 Assistant Secretary on this the 5th day of March, 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

Its: Sandra Colgrove/ 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 5th day of March, 2009.

Rodney S Johnson
Notary Public

RODNEY LEE JOHNSON
Notary Public, State of Texas
My Commission Expires 10-24-09

My Commission Expires: _____

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $ 149,600.00.

Sandra Colgrove
Sandra Colgrove/ Asst Secretary Affiant

Subscribed and sworn to before me this the 5th day of March, 2009

Rodney S Johnson
Notary Public

RODNEY LEE JOHNSON
Notary Public, State of Texas
My Commission Expires 10-24-09

My Commission Expires: _____

Title No.: ATQ09-0085
Agent Order/File No.:

LEGAL DESCRIPTION
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Being Lot No. 23 on the Plan of Section One, Treehaven, as of record in Plat Book 9700, Page 579, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property c conveyed to The Secretary of Veterans Affairs, an Officer of the United States of America, by Trustee's Deed from Shellie Wallace, as Successor Trustee and Matthew Smith as Co-Trustee, dated 10/1/2008, and recorded in Instrument No. 20081030-0108294, Register's Office for Davidson County, Tennessee.