Cumberland Title
13026 Lebanon Road, Ste 100
Mt. Juliet, Tennessee 37122

This instrument prepared by:

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

Davidson County DEEDWARR
Recvd: 04/01/09 08:28 4 pgs
Fees:23.00 Taxes:447.70
20090401-0029007

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:

Charles R. Johnson

1076 TRAMMEL RD.
LEBANON, TN 37090-0777

****

PROPERTY ADDRESS:

5445 Hickory Woods Dr., Antioch, Tennessee 37013

****

MAP PARCEL NUMBERS: 176-05-0A-126.00-C0

****

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 **Charles R. Johnson** ("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, 5445 Hickory Woods Dr., 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 17th 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: _____
Michelle Hustmyre

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, Michelle Hustmyre 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 17th day of March, 2009.

_____
Notary Public

My Commission Expires: _____

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

****

STATE OF Texas

COUNTY OF Collin

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $ 121,000.-

Courtney Hawkins
Courtney Hawkins Affiant

Subscribed and sworn to before me this the 17th day of March, 2009

_____
Notary Public

My Commission Expires: _____

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

EXHIBIT "A"

Being Lot 89 on the plan of Hickory Woods Estate, Section C, of record in Plat Book 6900, Pages 885 through 887, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to the Secretary of Veterans Affairs, by Substitute Trustee's Deed recorded as Instrument # 20080807-0081422 in the office of the Register of Davidson County, Tennessee.

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

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy

Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.