return to.

REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

This instrument prepared by:

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

BILL GARRETT, Davidson County
Trans:T20090032595 DEEDWARR
Recvd: 05/18/09 11:10 3 pgs
Fees:18.00 Taxes:314.50
20090518-0045350

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:

Kump Holdings LLC
c/o Peter Wolford
625 Mt Hood Dr Antioch, TN 37013

****

PROPERTY ADDRESS:

625 Mount Hood Drive, Antioch, Tennessee 37013

New Owner:
Kump Holdings, LLC
625 Mt. Hood Drive
Antioch, TN 37013

****

MAP PARCEL NUMBERS: 135140A12700CO

****

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 **Kump Holdings LLC, a limited liability company** ("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, 625 Mount Hood 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 Brad Wiley on this the 29th day of April, 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: _____
Brad Wiley, 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, Brad Wiley 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 29 day of April.

_____
Notary Public

My Commission Expires: _____

MARISHELIA JAMES
My Commission Expires
December 11, 2012

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $ 85,000.00

_____
Marguerite Arda Affiant

Subscribed and sworn to before me this the 29th day of April, 2009

_____
Notary Public

My Commission Expires: _____

MARISHELIA JAMES
My Commission Expires
December 11, 2012

EXHIBIT "A"

BEING Lot No. 127, on the plan of Pinnacle Point Subdivision, Phase III, of record in Plat Book 6900 Pages 391-393, 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 by Trustee's Deed recorded as Instrument #20061019-0129698 in the Register's Office of Davidson County, Tennessee.

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