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:T20090040220 DEEDWARR
Recvd: 06/17/09 08:48 3 pgs
Fees:18.00 Taxes:136.90
20090617-0056146

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Kelly Langer

404 Harbor Way
Nashville, Tennessee 37214

****

PROPERTY ADDRESS:

5304 Hunters Point Court, Hermitage, Tennessee 37076

****

MAP PARCEL NUMBERS: 098.05-0-173.00

****

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 ac knowledged, **Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420** (Grantor), whose address is c/o Countrywide Home Loans, 2380 Performance Drive, Mail Stop RGV-C81, Richardson, Texas 75082 has this day bargained and sold, and does hereby transfer and convey unto **Kelly Langer** ("Grantee"), its successors and assigns, whose mailing and Grantee address is 404 Harbor Way, Nashville, Tennessee 37214, 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, 5304 Hunters Point Court, 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 Brad Thompson on this the 27th day of May, 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 Thompson, 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 Thompson 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 27 day of May.

_____
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 $37,000.00.

Courtney Hawkins Affiant

Subscribed and sworn to before me this the 27th day of May, 2009

_____
Notary Public

My Commission Expires: _____

MARISHELIA JAMES
My Commission Expires
December 11, 2012

EXHIBIT "A"

Lot Number 41B on the Plan of Zone Lot Division of Lots 38, 41, and 43, Hunters Point Subdivision of record in Plat Book 5200, Page 736, as amended in Plat Book 6250, Page 319, Register's Office for Davidson County, to which reference is made for a more complete description

The legal description is identical with that in Deed of Trust recorded as Instrument Number 20020215-0020320 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to the Secretary of Veterans Affairs, an Officer of the United States of America, by Substitute Trustee's Deed dated February 10, 2009 of record as Instrument No. 20090217-0013261, and by Corrected Substitute Trustee's Deed dated March 18, 2009 of record as Instrument No. 20090324-0026439, both in the Register's Office for Davidson County, Tennessee.

Subject to any subdivision restrictions, building lines, easements and any other matters of record.

Parcel No.: 098.05-0-173.00

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