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:T20090041034 DEEDWARR
Recvd: 06/19/09 09:59 3 pgs
Fees:18.00 Taxes:111.00
20090619-0057196

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Amado Rangel –Trejo and wife, Maribel Victoria

315 Janette Ave

Goodlettsville, TN 37072

****

PROPERTY ADDRESS:

2318 Lloyd Ave., Nashville, Tennessee 37218

****

MAP PARCEL NUMBERS: 70/5/16

****

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), 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 **Amado Rangel-Trejo and wife, Maribel Victoria** ("Grantees"), as Joint Tenants with right of survivorship, the entire fee to vest in the survivor in case of death of either, its successors and assigns, whose mailing and Grantee address is 2318 Lloyd Ave Nashville, TN 37218 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, 2318 Lloyd Ave., Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantees, 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 10th day of June, 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

Its: Fadarryl Lundy, 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 Richardson, Texas, this 10th day of June.

Notary Public

MARISHELIA JAMES
My Commission Expires
December 11, 2012

My Commission Expires: _____

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00.

Brad Wiley, Affiant

Subscribed and sworn to before me this the 10th day of June, 2009

Notary Public

My Commission Expires: _____

MARISHELIA JAMES
My Commission Expires
December 11, 2012

EXHIBIT "A"

BEING THE CENTER 50 FEET OF THE NORTHERNLY 110 FEET OF LOT: #12, ON THE MAP OF THE M.E. SIMPKINS SUBDIVISION OF THE J.C. CURTISS LANDS IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS OF RECORD IN BOOK: #547, PAGE: #39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE CENTER OF LLOYD AVENUE 80 FEET SOUTH OF THE LOT LINE BETWEEN LOTS: #12 AND #14, ON SAID PLAN;

THENCE SOUTH 88 DEGREES EAST 261.5 FEET TO AN IRON PIN IN THE WESTERLY LINE OF LOT: #13, ON SAID PLAN;

THENCE WITH THE WESTERLY LINE OF LOT: #13, SOUTH 3 DEGREES 15 MINUTES WEST 50 FEET TO AN IRON PIN;

THENCE NORTH 88 DEGREES WEST 270.4 FEET TO THE CENTER OF LLOYD AVENUE;

THENCE WITH THE CENTER OF LLOYD AVENUE NORTH 13 DEGREES EAST 50 FEET TO THE POINT OF BEGINNING.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

BEING the same property conveyed to Secretary of Veterans Affairs, by Substitute Trustee's Deed dated April 29, 2008, of record at Instrument Number 20080508-0047433 in the Register's Office for Davidson County, Tennessee.

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

Return TO:
FEARNLEY & CALIFF, PLLC
565 MARRIOTT DRIVE
SUITE 850
NASHVILLE, TN 37214