**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:T20090043175 DEEDWARR
Recvd: 06/29/09 10:56 3 pgs
Fees:18.00 Taxes:107.89
20090629-0060087

# SPECIAL WARRANTY DEED

**********

**SENT TAX BILLS TO:**
New Owner
**The Dot Trust**
PO Box 290611
Nashville TN 37229

**********

PROPERTY ADDRESS:

1912 9th Ave. N, Nashville, Tennessee 37208

**********

MAP PARCEL NUMBERS: 081080039.00

**********

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 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 **The Dot Trust** ("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, 1912 9th Ave. N, Nashville, Tennessee 37208.

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 Sandra Colgrove on this the 28 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: 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 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 TEXAS, COLLIN, this 28 day of MAY 2009.

Notary Public

My Commission Expires:

CINDY TON
My Commission Expires
June 18, 2011

**********

**STATE OF** TEXAS

**COUNTY OF** COLLIN

**VALUATION AFFIDAVIT**

The actual consideration or value whichever is greater, for this transfer is $29,160.00.

Neoneshia Stovall — Affiant

Subscribed and sworn to before me this the 28 day of May, 2009.

Notary Public

My Commission Expires:

CINDY TON
My Commission Expires
June 18, 2011

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being the North 27 feet of Lot No. 601 and the South 18 feet of Lot No 603 on the map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for said county.

BEING the same property conveyed to the Secretary of Veterans Affairs by Trustee's Deed recorded as Instrument #20081027-0106896 in the office of the Davidson County Register.

~~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