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:T20090044889 DEEDWARR
Recvd: 07/06/09 08:53 3 pgs
Fees:18.00 Taxes:166.50
20090706-0062243

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Jermaine Bryant

847 Longhunter Ct.
Nashville, TN 37217

****

PROPERTY ADDRESS:

847 Longhunter Court, Nashville, Tennessee 37217

****

MAP PARCEL NUMBERS: 135 08 0A 847.00

****

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), 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 **Jermaine Bryant,** _____ ("Grantee"), its successors and assigns, whose mailing and Grantee address is 847 Longhunter Ct., Nashville, TN 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, 847 Longhunter Court, Nashville, Tennessee 37217.

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 Asst. Secretary on this the 16 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: 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, Assistant Secretary* 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 16 day of JUNE, 2009

Cindy Ton
Notary Public

CINDY TON
My Commission Expires
June 18, 2011

My Commission Expires: _____

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00 .

Neoneshia Stovall Affiant

Subscribed and sworn to before me this the 16 day of June, 2009_

Cindy Ton
Notary Public

My Commission Expires: _____

CINDY TON
My Commission Expires
June 18, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being all of Unit No. 847, on the Plan of Nashboro Village Nineteen Condominiums, a Horizontal Property Regime, as shown by plat appearing of record in Plat Book 5200, Page 80, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit. Being the same property conveyed to Jack Dowling and Lisa Dowling, husband and wife, by Warranty Deed from Brit Lee Gober, married as of record in Instrument No. 20060707-0081609, Register's Office for Davidson County, Tennessee.

Commonly known as: 847 Long Hunter Court, Nashville, Tennessee 37217.

Tax Parcel No.: 135 08 0A 847.00

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

Maryland Way, Suite 101
Brentwood, TN 37027

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