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:T20090050821 DEEDWARR
Recvd: 07/28/09 12:00 3 pgs
Fees:18.00 Taxes:313.58
20090728-0070614

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Thomas Rocco, a single man
3100 Towne Valley
Antioch, TN 37013

****

PROPERTY ADDRESS:

3100 Towne Valley, Antioch, Tennessee 37013

****

MAP PARCEL NUMBERS: 151.10-0-067.00

****

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 **Thomas Rocco**, a single man ("Grantee"), its successors and assigns, whose mailing address is 3100 Towne Valley, Antioch, TN 37013 and Grantee does hereby acquire 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, 3100 Towne Valley, 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 Fadarryl Lundy on this the 13th day of July, 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 Collin County, Texas, this 13th day of July 2009.

Bobbi Laughlin
Notary Public

My Commission Expires: _____

****

STATE OF TEXAS

COUNTY OF COLLIN

NOTARY PUBLIC STATE OF TEXAS
BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $84,750.00.

Judith Casey
Judith Casey, Assistant Secretary Affiant

Subscribed and sworn to before me this the 13th day of July, 2009

Bobbi Laughlin
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

EXHIBIT "A"

Lot Number 281, on the plan of Towne Village of the County, Section 3, of record in Plat Book 5200, Page 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This legal description is identical with that in Substitute Trustee Deed of record as Instrument Number 200481229-0122625.

BEING the same property conveyed to the Secretary of Veterans Affairs by Substitute Trustee's Deed dated December 11, 2008 of record as Instrument No. 20081229-0122625, in the Register's Office for Davidson County, Tennessee.

The last Warranty Deed of record was to Johnny Gonzales, as Instrument No. 20000906-00878391, in the Register's Office for Davidson County, Tennessee.

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

TR