return to:

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

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:T20090053484 DEEDWARR
Recvd: 08/06/09 09:46 4 pgs
Fees:23.00 Taxes:414.40
20090806-0073751

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:

Alberta Montgomery

8105 Bonnafair Dr.
Hermitage, TN 37076

****

PROPERTY ADDRESS:

8105 Bonnafair Drive, Hermitage, Tennessee 37076

New Owner:

Alberta Montgomery
8105 Bonnafair Drive Hermitage, TN
37076

****

MAP PARCEL NUMBERS: 074080067.00

****

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 **Alberta Montgomery** ("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, 8105 Bonnafair Drive, 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 Fadarryl Lundy 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: Fadarryl Lundy

Its: Fadarryl Lundy/Asst. 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 27 day of May 2009.

Judith L. Casey
Notary Public

My Commission Expires: _____

JUDITH L CASEY
My Commission Expires
January 23, 2013

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $ 112,000.00.

Sandra Colgrove
Sandra Colgrove/Asst. Secretary Affiant

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

Judith L. Casey
Notary Public

My Commission Expires: _____

JUDITH L CASEY
My Commission Expires
January 23, 2013

EXHIBIT "A"

Situated in Davidson County, State of Tennessee, description as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 667 on the plan of Hermitage Hills, Section 7, as of record in Book 3300, Page 62 and 63, Register's Office for said County. Said Lot No. 667 fronts 80.0 feet on the Westerly side of Bonnafair Drive and extends back between parallel lines 115 feet to a dead line measuring 80.0 feet thereon.

BEING the same property conveyed to The Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns by Trustee's Deed dated January 14, 2009 of record as Instrument No. 20090121-0005028, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 8105 Bonnafair Drive, Hermitage, Tennessee 37076.

Tax Parcel No.: 074080067.00

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

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

EXHIBIT B

NAME	TITLE
Mark Acosta	Managing Director
David Sunlin	Senior Vice President
Clinton Alcorn	Vice President
Micall Bachman	Vice President
John Bell III	Vice President
Frank Brewer	Vice President
Phillip Cobb	Vice President
Carrie Ehinger	Vice President
Phyllis Gilliard	Vice President
Betsy Hanson	Vice President
Sheri Solum	Vice President
Christopher Clark	Assistant Vice President
Michael Chew	Assistant Vice President
Keri Selman	Assistant Vice President
Judith Casey	Assistant Secretary
Sandra Colgrove	Assistant Secretary
John Estes	Assistant Secretary
Raul Hernandez	Assistant Secretary
Scott Hiatt	Assistant Secretary
Marishelia James	Assistant Secretary
Nikki Johnson	Assistant Secretary
Brian Kennedy	Assistant Secretary
Mary Lepine	Assistant Secretary
Fadarryl Lundy	Assistant Secretary
Cheryl Mallory	Assistant Secretary
Victor Nyanjui	Assistant Secretary
Marco Ordonez	Assistant Secretary
Wanda Parmer	Assistant Secretary
Vicki Sheppard	Assistant Secretary
Amy Spriet	Assistant Secretary
Neo'Neshia Stoval	Assistant Secretary
Cindy Ton	Assistant Secretary
Linda Vo	Assistant Secretary

Bank of America

6/18/2009