(1)

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Arbresha Bytyai Recica and Lulzim Recica

306 Flora Maxwell Rd.
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20090059799 DEEDWARR
Recvd: 09/01/09 11:25 3 pgs
Fees:18.00 Taxes:370.00
20090901-0081964

****

PROPERTY ADDRESS:

306 Flora Maxwell Rd., Nashville, Tennessee 37211

****

MAP PARCEL NUMBERS: 14708025000

****

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 **Arbresha Bytyai Recica and Lulzim Recica,** wife and husband ("Grantee"), its successors and assigns, whose mailing and Grantee address is 306 Flora Maxwell Rd., Nashville, TN 37211 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, 306 Flora Maxwell Rd., Nashville, Tennessee 37211.

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 NeoNeshia Stoval on this the 21st day of August, 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:_____

Its: NeoNeshia Stoval, 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, NeoNeshia Stoval 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 21st day of August.

PENNIE CLAYTON
My Commission Expires
February 29, 2012

_____
Notary Public

My Commission Expires: _____

****

STATE OF Texas

COUNTY OF Collin

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $ 100,000.00.

_____
Tammie Jones Affiant

Subscribed and sworn to before me this the 21st day of August, 2009.

_____
Notary Public

My Commission Expires: _____

PENNIE CLAYTON
My Commission Expires
February 29, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot 2, Subdivision of the Chester Maxwell Property, as shown in Instrument Number 20040913-0110153 in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

The improvements thereon being known as 306 Flora Maxwell Road, Nashville, TN 37211.

BEING the same property conveyed to Secretary of Veterans Affairs, by Trustee's Deed dated April 8, 2009, of record as Instrument No. 20090420-0035694, in the Register's Office for Davidson County, Tennessee.

Commonly know as: 306 Flora Maxwell Road, Nashville, Tennessee 37211.

Tax Parcel No.: 14708025000

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