G-22173-4 Box 14-A
After Recording Return To:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

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:T20090060141 DEEDWARR
Recvd: 09/02/09 09:46 3 pgs
Fees:18.00 Taxes:296.00
20090902-0082270

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO: AND NEW OWNER

John T. Gregath and L. Kay Gregath

5001 Traceway Drive

Nashville, TN 37221

****

PROPERTY ADDRESS:

4400 Falling Leaf Lane, Nashville, Tennessee 37207

****

MAP PARCEL NUMBERS: 32-13-80

****

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 **John T. Gregath and L. Kay Gregath, husband and wife** ("Grantee"), its successors and assigns, whose mailing and Grantee address is **5001 Traceway Drive, Nashville, TN 37221** 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, 4400 Falling Leaf Lane, Nashville, Tennessee 37207.

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 Stovall on this the 27th 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 Stovall, 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 Stovall 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 27th day of August.

Tammie Jones
Notary Public

TAMMIE JONES
My Commission Expires
April 9, 2012

My Commission Expires: _____

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $80,000.00.

Sandra Colgorve
Sandtra Colgorve Affiant

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

Tammie Jones
Notary Public

TAMMIE JONES
My Commission Expires
April 9, 2012

My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Timbertrail Subdivision, Section 4, of record in Book 5200, Page 634, Register's Office for said County, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Gregory Stuart Chatman and Jennette Rochelle Chatman by deed recorded at Instrument No. 20060821-0103041 on 8/21/2006 in the Register's Office for Davidson County.

BEING the same property conveyed to Secretary of Veterans Affairs, by Substitute Trustee's Deed dated 07/01/08 of record as Instrument No. 20080701-0067881 in the Register's Office for Davidson County, Tennessee.

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