This instrument prepared by:

File # 2091867

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

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Patrick Neal Clark

241 Ben Allen Road

Nashville, TN 37207

BILL GARRETT, Davidson County
Trans:T20090071223 DEEDWARR
Recvd: 10/20/09 10:41 3 pgs
Fees:18.00 Taxes:244.20
20091020-0096798

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PROPERTY ADDRESS:

241 Ben Allen Rd., Nashville, Tennessee 37207

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MAP PARCEL NUMBERS: 06100001600

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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 **Patrick Neal Clark,** unmarried ("Grantee"), its successors and assigns, whose mailing and Grantee address is 241 Ben Allen Rd., Nashville TN 37207 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, 241 Ben Allen Rd., 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 Marishelia James, Assistant Secretary on this the 14th day of October, 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: Marishelia James, 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, Marishelia James 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 14th day of October.

_____
Notary Public

My Commission Expires: _____

PAULA JO MEYER
My Commission Expires
March 15, 2011

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $66,000.00.

_____
Judith Casey, Assistant Secretary Affiant

Subscribed and sworn to before me this the 14th day of October, 2009

_____
Notary Public

My Commission Expires:

PAULA JO MEYER
My Commission Expires
March 15, 2011

EXHIBIT "A"

LAND in the 12th Civil District of Davidson County, Tennessee, known as parts of Lot 3 and 4 on the Map of the Real Estate of William Phillips, deceased, as of record in Book 57, Page 21, Register's Office for Davidson County, Tennessee, and being shown as the Southeast part of a tract of 24.38 acres surveyed off the East part of Alex Perry's Maplewood Lands, and shown on survey by Eric Drake, County, Surveyor, made in January, 1921, and described as follows:

BEGINNING at a point in the center line of a Boulevard or Road, running through said Maplewood Tract, at the Southeast corner of said 24.38 acre tract and the Southwest corner of a tract of 35.62 acres shown on said survey; thence with the center of said Boulevard or Road, North 83 deg. 15 min. West 100 feet to a point; thence leaving said Road, North 15 deg. 45 min. East 200 feet to a point; thence South 83 deg. 15 min. East 100 feet to the line between the above mentioned two tracts; thence with the line between said tracts South 5 deg. 45 min. West 200 feet to the point of beginning.

Being the same property conveyed to Michael D. Smith, unmarried by Warranty Deed dated June 27, 2006, from Kittie L. Hendrickson, unmarried of record by Instrument No. 20060628-0077449 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to William H. Hendrickson and wife, Kittie L. Hendrickson by Warranty Deed dated November 17, 1978, from Nellie Sue Burks, unmarried, of record in Book 5365, Page 886, in the Register's Office for Davidson County, Tennessee. The said William H. Hendrickson having since died.

BEING the same property conveyed to Secretary of Veterans Affairs, by Trustee's Deed dated April 8, 2009, and recorded April 23, 2009, as Instrument Number 20090423-0036926, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 241 Ben Allen Road, Nashville, Tennessee 37207-3003.

Tax Parcel No.: 06100001600

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