Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This instrument prepared by:

File # 2092379

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

SPECIAL WARRANTY DEED

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SEND TAX BILLS TO:

JBT INC.
13125 Oulton Cir
Orlando, FL 32832

BILL GARRETT, Davidson County
Trans:T20090072065 DEEDWARR
Recvd: 10/22/09 16:05 3 pgs
Fees:18.00 Taxes:199.43
20091022-0097908

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PROPERTY ADDRESS:

518 Rosedale Ave., Nashville, Tennessee 37211

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MAP PARCEL NUMBERS: 118 04 0 037.00

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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 **JBT INC.**, _____ ("Grantee"), its successors and assigns, whose mailing and Grantee address is 13125 OULTON CR. ORLANDO, FL 32832 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, 518 Rosedale Ave., 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 Assistant Secretary on this the 19th 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: Sandra Colgrove

Its: Sandra Colgrove/ 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, Sandra Colgrove/ Assistant Secretary 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 19th day of October, 2009.

Notary Public

My Commission Expires: _____

****

STATE OF TEXAS

COUNTY OF COLLIN

AMY SPRIET
My Commission Expires
October 8, 2012

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $ 53,900.00.

Sandra Colgrove/ Assistant Secretary Affiant

Subscribed and sworn to before me this the 19th day of October, 2009

Notary Public

My Commission Expires: _____

AMY SPRIET
My Commission Expires
October 8, 2012

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Land in Davidson County, Tennessee, being in the 6th formerly 9th Civil District of said County, known as tract No. 5 on the map showing a RE-Subdivision of Lots No. 1 to 6 inclusive, of a part of the J. W. Russwurm property on Rose or Rosedale Avenue and described according to a copy of a survey made by Hal R. Swann., Jr., Surveyor, March 8, 1948, as follows: Beginning at a point in the Northerly margin of Rosedale Avenue at the common corner of lots 4 and 5; thence Northerly along the line between said lots, 176.5 feet to an iron pin at the common corners of Lots No. 5 and 6, thence Southerly along the line between said lots, 184.4 feet to the Northerly margin of Rosedale Avenue; thence easterly along said Avenue, 59 feet to the beginning. This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantees herein.

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 March 25, 2009 of record in 20090403003010 2, in the Register's Office for Davidson County, Tennessee. This conveyance is Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

ALSO BEING the same property conveyed to William Y. Davenport by Warranty deed recorded February 19, 2004 as Instrument No 20040219-0019236, in the Register's Office for Davidson County, Tennessee. William Y. Davenport died on January 31, 2006.

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