This instrument prepared by:

File # 2093073

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

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Timothy Kenefick, et al
391 Blackman Road
Nashville, TN 37211

****

PROPERTY ADDRESS:
1419 Electric Ave., Nashville, Tennessee 37206

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MAP PARCEL NUMBERS: 094-01-0-368.00

****

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), 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 **Timothy Kenefick, Jill Block and James Rochlitz as tenants in common** ("Grantee"), their heirs and assigns, whose mailing and Grantee address is 391 Blackman Road, 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 **1419 Electric Ave., Nashville, Tennessee 37206.**

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.

BILL GARRETT, Davidson County
Trans:T20090073892 DEEDWARR
Recvd: 10/30/09 10:44 3 pgs
Fees:18.00 Taxes:222.00
20091030-0100236

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Cindy Ton, Assistant Secretary on this the 27th 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: Cindy Ton, 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, Cindy Ton, 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 Texas, Collin County, this 27th day of October, 2009.

_____
Notary Public

My Commission Expires: _____

TAMMIE JONES
My Commission Expires
April 9, 2012

****

STATE OF Texas

COUNTY OF Collin

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00 .

_____
Neo'Neshia Stoval, Assistant Secretary - Affiant

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

_____
Notary Public

My Commission Expires: _____

TAMMIE JONES
My Commission Expires
April 9, 2012

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: being Lot No. 149 on the Plan of Shelby Village No. 4, as of record in Book 2083, Page 10, Register's Office for Davidson County, Tennessee, said Lot No. 149 fronts 65 feet on the North side of Electric Avenue and runs back between parallel lines 106 feet to a dead line.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Elmo Hubbard, Single, his HEIRS AND ASSIGNS, obtained title to the above-referenced real estate by Deed of record in Register's Instrument No. 20001101-0108588, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Secretary of Veterans Affairs, by Substitute Trustee's Deed dated July 21, 2009, and recorded July 31, 2009, as Instrument No. 20090731-0072047, in the Register's Office for Davidson County, Tennessee.

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