This instrument prepared by: & return to:

File # 2092422

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

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Randy Powell

826 Ridgetop Drive

Mt. Juliet, TN. 37122

BILL GARRETT, Davidson County
Trans:T20090078088 DEEDWARR
Recvd: 11/17/09 10:27 3 pgs
Fees:18.00 Taxes:314.50
20091117-0105710

****

PROPERTY ADDRESS:

525 Owendale Dr., Antioch, Tennessee 37013

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MAP PARCEL NUMBERS: 150 01 0 303.00

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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 **Randy Powell,** married ("Grantee"), its successors and assigns, whose mailing and Grantee address is 826 Ridgetop Drive - Mt. Juliet, TN. 37122 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, 525 Owendale Dr., Antioch, Tennessee 37013.

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 12th day of November, 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 12th day of November, 2009.

Pennie Clayton
Notary Public

PENNIE CLAYTON
My Commission Expires
February 29, 2012

My Commission Expires: 2/29/2012

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $85,000.00.

Sandra Colgrove
Sandra Colgrove Affiant

Subscribed and sworn to before me this the 12th day of November, 2009.

Pennie Clayton
Notary Public

My Commission Expires: 2/29/2012

PENNIE CLAYTON
My Commission Expires
February 29, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot: #56 on the Plan of Edge-O-Lake Estates, Section: #18, of record in Plat Book: #4675 Page: #84, Register's Office for Said County, to which reference is made for a more complete description.

Nathan E. Young, unmarried, his heirs and assigns, obtained title to the above referenced real estate by Deed of Record in Book: #10474, Page: #998, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Secretary of Veterans Affairs, by Substitute Trustee's Deed dated 10/31/08 of record as Instrument No. 20081031-0108571 in the Register's Office for Davidson County, Tennessee.

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