~~PREPARED BY &~~
RETURN TO:

PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans: T20090084962 DEEDWARRSP
Recvd: 12/17/09 10:22 3 pgs
Fees: 18.00 Taxes: 166.50

20091217-0114826

This instrument prepared by:

File # 2093533

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

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Thomas L. Cunningham

1185 Kimberly Drive

Goodlettsville, TN 37072

****

PROPERTY ADDRESS:

228 W Cedar St., Goodlettsville, Tennessee 37072

****

MAP PARCEL NUMBERS: 02504003400

****

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 **Thomas L. Cunningham,** _____ ("Grantee"), its successors and assigns, whose mailing and Grantee address is 1185 Kimberly Dr, Goodlettsville* certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property"). *TN 37072

This is improved property located on, 228 W Cedar St., Goodlettsville, Tennessee 37072.

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 Neo'Neshia Stoval,Assistant Secretary on this the 10th day of December, 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: Neo'Neshia Stoval, 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, Neo'Neshia Stoval, 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 10th day of December, 2009.

Tammie Jones
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
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 $ 45,000.00.

Sandra Colgrove
Sandra Colgrove,Assistant Secretary - Affiant

Subscribed and sworn to before me this the 10th day of December, 2009

Tammie Jones
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
TAMMIE JONES
My Commission Expires
April 9, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 and 2 on the Map of the W.C. Moncrief Subdivision in Goodlettsville, Davidson County.

Said Lots Nos. 1 and 2 front together 115 feet on the South side of Cedar Street and run back between parallel lines 150 feet to a dead line, which measures 118 feet.

BEING the same property conveyed to Secretary of Veterans Affairs, by Trustee's Deed dated September 2, 2009, and recorded September 8, 2009, at Instrument No. 20090908-0083726 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 228 West Cedar Street, Goodlettsville, Tennessee 37072-1552.

Tax Parcel No.: 02504003400

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