This instrument prepared by:

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

File # 2093544

BILL GARRETT, Davidson County
Trans:T20100000459 DEEDWARRSP
Recvd: 01/05/10 08:46 3 pgs
Fees:18.00 Taxes:347.80
20100105-0000631

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:
Pinnacle National Bank
~~**Rachel Gilbert**~~

211 Commerce St. Ste. 300

Nashville, TN. 37201

****

PROPERTY ADDRESS:

3612 Lake Towne Dr., Antioch, Tennessee 37013

****

MAP PARCEL NUMBERS: 15010016600

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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 **Rachel Gilbert,** Unmarried ("Grantee"), its successors and assigns, whose mailing and Grantee address is 3612 Lake Towne Dr. Antioch, TN. 37013 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, 3612 Lake Towne 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 Sandra Colegrove 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: Sandra Colegrove

Its: Sadnra Colegrove, 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 Colegrovr 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.

STEPHANIE ALLEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-13

Stephanie Allen
Notary Public

My Commission Expires: _____

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STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $94,000.00.

Amy Spriet, Assistant Secretary Affiant

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

Stephanie Allen
Notary Public

My Commission Expires: _____

STEPHANIE ALLEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-13

EXHIBIT "A"

Land in Davidson County, TN, being Lot No. 9 on the Plan of Lake Towne Park Section 1 of record in Plat Book 6250, Page 818, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Secretary of Veterans Affairs, by Trustee's Deed dated September 23, 2009, and recorded September 28, 2009, at Instrument No. 20090928-0089520, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 3612 Lake Towne Drive, Antioch, Tennessee 37013.

Tax Parcel No.: 15010016600

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