This instrument prepared by:

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

File # 2093579

BILL GARRETT, Davidson County
Trans:T20100001797 DEEDWARRSP
Recvd: 01/11/10 09:27 3 pgs
Fees:18.00 Taxes:469.53
20100111-0002261

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Michael W. Thomas

152 Antler Ridge Circle

Nashville, TN 37214

****

PROPERTY ADDRESS:

152 Antler Ridge Circle, Nashville, Tennessee 37214

****

MAP PARCEL NUMBERS: 122-01-0A-502.00-CO

****

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 **Michael W. Thomas,** **an unmarried person** ("Grantee"), its successors and assigns, whose mailing and Grantee address is **152 Antler Ridge Circle, Nashville, TN 37214** 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, 152 Antler Ridge Circle, Nashville, Tennessee 37214.

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 Amy Spriet on this the 15 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: Amy Spriet 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, Amy Spriet 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 Collin, Texas, this 15 day of December 2009.

JUDITH L CASEY
My Commission Expires
January 23, 2013

_____
Notary Public

My Commission Expires: _____

****

STATE OF Texas

COUNTY OF Collin

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $ 126,900.00

_____
Sandra Colgrove Affiant

Subscribed and sworn to before me this the 15 day of December, 2009

JUDITH L CASEY
My Commission Expires
January 23, 2013

_____
Notary Public

My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 91in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions, and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-01011044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions, and restrictions for Woodland Point Townhomes of record as Instrument No. 200207250089575 said register's office (the first supplement and the original declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof and bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporate in this deed by reference and made part thereof the same as though copied herein. Being the same property conveyed to Desiree D. Maxwell, unmarried, by deed from Old South Properties, Inc., dated June 25, 2004, of record in Instrument No. 20040629-0076835, Register's Office for Davidson County, Tennessee. Being the same property conveyed to the Grantor by Warranty Deed dated June 29, 2006, of record in Instrument No. 200607120084061, Registers Office, Davidson County, Tennessee.

BEING the same property conveyed to Secretary of Veterans Affairs, by Substitute Trustee's Deed dated September 17, 2009, and recorded September 29, 2009, in Instrument No. 20090929-0090191, in the Register's Office for Davidson County, Tennessee.

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