This instrument prepared by:

File # 2093671

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

Record & Return to:
Covenant Title & Escrow
100 North Main Street
Goodlettsville, TN 37072

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Joe Spicer and Juanita M. Spicer
2643 Creek Road
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20100002724 DEEDWARRSP
Recvd: 01/14/10 11:08 3 pgs
Fees:18.00 Taxes:140.23
20100114-0003545

****

PROPERTY ADDRESS:

2402 Seifried Street, Nashville, Tennessee 37208

****

MAP PARCEL NUMBERS: 81/6/362

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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 **Joe Spicer and Juanita M. Spicer,** married ("Grantee"), its successors and assigns, whose mailing and Grantee address is _____ 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, 2402 Seifried Street, Nashville, Tennessee 37208.

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 Judith Casey on this the 23rd 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: Judith Casey
Judith Casey

Its: 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, Judith Casey 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 23 day of December 2009

Chana S Turner
Notary Public

My Commission Expires: _____

CHARIA S. TURNER
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-13

****

STATE OF Texas

COUNTY OF Collin

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $ 37,900.00

Sandra Colgrove
Sandra Colgrove Affiant

Subscribed and sworn to before me this the 23rd day of December, 2009

Chana S Turner
Notary Public

My Commission Expires: _____

CHARIA S. TURNER
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-13

Exhibit A

Land in the 8th formerly the 13th Civil District of Davidson County, Tennessee, being part of Lot #17, on the plan of the Nichol Property, as of record in Book 31, page 603, Register's Office for said County, described as follows:Beginning at a point in the present North line of Seifried Street 100 feet Westerly from the West margin of 24th Avenue North,Thence North parallel with said 24th Avenue North, 150 feet to an alley;Thence Westerly, parallel with Seifried Street, 50 feet;Thence South, parallel with said 24th Avenue North, 150 feet to the said North line of Seifried, Street;Thence Easterly, with said line of Seifried Street, 50 feet to the point of beginning.

Being the same property conveyed to Secretary of Veterans Affairs from Arnold M. Weiss, as Substitute Trustee by Substitute Trustee's Deed of record as Instrument No. 20090421-0035820, in the Register's Office for Davidson County, Tennessee.