Return to:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

File # 2093438

This instrument prepared by:

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

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Bank of America, N.A.
P.O. Box 10334
Van Nuys, CA 91410-0407

NEW OWNERS:
H. Holt & Lynn D. Cason
112 Blantwood Drive
Tullahoma, TN 37388

****

PROPERTY ADDRESS:

217 Sterry Court, Antioch, Tennessee 37013

****

BILL GARRETT, Davidson County
Trans:T20100003970 DEEDWARRSP
Recvd: 01/21/10 09:49 3 pgs
Fees:18.00 Taxes:358.90
20100121-0005140

MAP PARCEL NUMBERS: 16206009000

****

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 **H. Holt Cason and Lynn D. Cason, husband and wife** ("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, 217 Sterry Court, 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 Amy Spriet on this the 30 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: 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 30 day of November 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 $97,000.00.

_____
Sandra Colgrove Affiant

Subscribed and sworn to before me this the 30 day of November, 2009

JUDITH L CASEY
My Commission Expires
January 23, 2013

_____ Notary Public

My Commission Expires: _____

EXHIBIT "A"

Being Lot No. 200 on the Plan of Fair Oaks Subdivision, Section I, as of record in Plat Book 4175, Page 42 and 43, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Secretary of Veterans Affairs, by Trustee's Deed dated September 2, 2009, and recorded September 17, 2009, at Instrument No. 20090917-0086858, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 217 Sterry Court, Antioch, Tennessee 37013.

Tax Parcel No.: 16206009000

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