State of Tennessee
County-of Davidson

The actual consideration or value- whichever is Greater, is

Affiant/Sandra Colgrove/Assistant Secretary
Subscribed and Sworn to before me this 19th day of November, 2009

Notary Public
My Commission Expires: (Affix Seal)

BILL GARRETT, Davidson County
Trans:T20100008633 DEEDWARRSP
Recvd: 02/11/10 14:01 4 pgs
Fees:23.00 Taxes:317.83
20100211-0010875

NOTARY PUBLIC STATE OF TEXAS
AMY SPRIET
My Commission Expires
October 8, 2012

SPECIAL WARRANTY DEED

INSTUMENT PREPARED BY:
Rubin Lublin Suarez Serrano, LLC
6148 LEE HIGHWAY
SUITE 380
CHATTANOOGA, TN 37421

Name and Address of New Owner:
KIM KEVIN MATTHEWS
2325 Kimberly Dr
Nashville, TN 37214

Improved Property Known as:
2325 & 2327 KIMBERLY DRIVE
NASHVILLE, TN 37214

Send Tax Bills to:
2325 Kimberly Dr
Nashville, TN 37214

MAP PARCEL NUMBER: 073-07-0-161

$85,901.00

FOR AND IN CONSIDERATION OF THE SUM OF ~~TEN DOLLARS~~, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA

Whose Address is 2380 PERFORMANCE DRIVE, RICHARDSON, TX 75082

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

KIM KEVIN MATTHEWS 2325 Kimberly Dr #2327 Nashville, TN 37214

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SITUATE IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 20 OF THE CABIN HILL PLANNED UNIT DEVELOPMENT, SECTION 1, AS SHOWN BY A MAP OF RECORD IN BOOK 5200 AT PAGE 581 IN THE DAVIDSON COUNTY, TENNESSEE REGISTER OF DEEDS OFFICE.

BEING THE SAME PROPERTY CONVEYED TO AARON S. HITT AND WIFE, LYNN HITT BY WARRANTY DEED RECORDED ~~MARCH 11, 2002,~~ AS INSTRUMENT NO. ~~200203110030059,~~ REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. 3/5/2009 20090813-0076118 - S.O.T.

COMMONLY KNOWN AS: 2325-2327 KIMBERLY DRIVE, NASHVILLE, TENNESSEE 37214-1415

TAX PARCEL NUMBER 07307016100

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 19th day of November, 2009.

Signed, sealed and delivered in
the presence of:

Witness
Les Geurin

Witness
Jason Hall

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.

SECRETARY OF VETERANS AFFAIRS,
AN OFFICER OF THE UNITED STATES
OF AMERICA

By: Judith Casey

Its: Judith Casey/Assistant Secretary

[SEAL]

COUNTRYWIDE HOME LOANS, INC.
PURSUANT TO A DELEGATION OF
AUTHORITY CONTAINED IN 38 C.F.R.
Section 36.4342(f)

On this date before me personally appeared

Judith Casey/Assistant Secretary,
Pursuant to a delegation of authority contained
In 38 C.F.R. Section 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 demand of said Secretary.

In Witness Whereof, I have hereunto set my hand
And affixed my official seal in the State of
Texas aforesaid, this 19th day of
November, 2009.

Notary Public Amy Spriet
My commissions Expires:
10-8-2012
[NOTARIAL SEAL]

NOTARY PUBLIC STATE OF TEXAS
AMY SPRIET
My Commission Expires
October 8, 2012

Exhibit B to Special Warranty Deed

ADDENDUM TO SPECIAL WARRANTY DEED FROM:
SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA

SPECIAL PROVISIONS: WITHOUT LIMITING THE FOREGOING WARRANTY OF TITLE, GRANTOR MAKE NO WARRANTIES OR REPRESENTATIONS, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE CONDITION OR VALUE OF THE PROPERTY HEREIN DESCRIBED OR THE IMPROVEMENTS LOCATED THEREON (IN ANY), INCLUDING BUT NOT LIMITED TO, ANY WARRANTY OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PURPOSE. GRANTEE HAS CAREFULLY INSPECTED THE PREMISES (OR HAS BEEN AFFORDED A REASONABLE OPPORTUNITY TO DO SO) AND BY THE ACCEPTANCE OF THIS DEED, ACCEPTS THE PROPERTY "AS IS" AND "WHERE IS," WITH ALL FAULTS AND IN ITS PRESENT CONDITION.

Ad valorem taxes having been prorated to the date hereof, Grantee assumes payment thereof.

The following reservations from and exceptions to this conveyance and the warranty made herein shall apply:

(1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion of the herein described property;

(2) All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the property is located, pertaining to any portion of the herein described property, but only to the extent that same are still in effect;

(4) All presently recorded instruments (other than liens and conveyances by through or under the Grantor) that affect the property and any portion thereof;

(5) Ad valorem taxes, fees and assessments, if any, for the current year and subsequent years, the payment of which Grantee assumes at the time of transfer of title; and subsequent assessments or reassessments for this and prior years all of which Grantee assumes and agrees to pay; and

(6) Any condition that would be revealed by a physical inspection and survey of the herein described property.

In witness whereof and in acceptance of this Deed subject to the foregoing provision, the Grantee has set his/her hand(s) and seal(s) this 24th day of November, 2009.

KIM KEVIN MATTHEWS

James A. Farley
Notary Public JAMES A. FARLEY
My commissions Expires: 4-23-2012

[NOTARIAL SEAL]

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

OATH OF VALUE

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Beaver)

I, Terra West,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 82,901.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant

Affiant, Terra West, subscribed and sworn before me this 30th day of November, 2009.

Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2012
Member, Pennsylvania Association of Notaries