After Recording Return To:

Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20100010163 DEEDWARRSP
Recvd: 02/19/10 14:55 4 pgs
Fees: 23.00 Taxes: 320.42
20100219-0013027

This Instrument Prepared By:
National Deed Network
c/o William E. Curphey, P.C.
28100 US Hwy 19 North, Suite 300
Clearwater, FL 33761

New Owner/ Property Being Conveyed
RICHARD A. DEKEN
1472 Rice Hill Circle
Antioch, TN 37013

Send Tax Bills To:
~~New Owner~~
Bank of America
(address on page 4)

Map & Parcel:
149-11-0A-068.00

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 21st day of January, 2010, by and between SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, Grantor, and RICHARD A. DEKEN, a(n) Single man, whose address is 1472 Rice Hill Drive, Antioch, TN 37013, Grantee.

WITNESSETH:

That for and in consideration of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantee, his successors and assigns, the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 68 ON THE PLAN OF PHASE 3, RICE HILL, OF RECORD IN BOOK 6900, PAGE 292, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF VETERANS AFFAIRS OF WASHINGTON, D.C. BY SUBSTITUTE TRUSTEE'S DEED FROM PATRICK A. TAGGART, AS SUBSTITUTE TRUSTEE, DATED 3/5/09 AND

RECORDED 3/11/09 IN INSTRUMENT NUMBER 20090311-0021989; PATRICK A. TAGGART WAS APPOINTED SUBSTITUTE TRUSTEE BY APPOINTMENT OF SUBSTITUTE TRUSTEE DATED 1/13/09 AND RECORDED 2/2/09 IN INSTRUMENT NUMBER 20090202-0008426 UNDER THE TERMS OF A DEED OF TRUST EXECUTED BY JOSEPH A. IDDINGS OF RECORD IN INSTRUMENT NUMBER 20031230-0183702; PREVIOUSLY CONVEYED TO JOSEPH A. IDDINGS, AN UNMARRIED PERSON, BY WARRANTY DEED FROM HAZIQA S. TELWAR, AN UNMARRIED PERSON, DATED 12/29/97 AND RECORDED 1/8/98 IN BOOK 10751, PAGE 805, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO APPLICABLE EASEMENTS, RESTRICTIONS AND SETBACK LINES OF RECORD.

TAX PARCEL IDENTIFICATION # 149-11-0A-068.00
PROPERTY ADDRESS: 1472 Rice Hill Drive, Antioch, TN 37013

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, his successors and assigns, that they are lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that they, the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set their hand and seal the day and year first written above.

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.

Signed, sealed and delivered in our presence:

Witness

Tammie Jones
Printed Name

Witness

Alecia Bryant
Printed Name

SECRETARY OF VETERANS AFFAIRS, An Officer of the United States of America

By: Neo'Neshia Stoval

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)

On this date, before me personally appeared Neo'Neshia Stoval, 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.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 21st, day of January, 2010.

Notary Public
My commission expires: 2/29/2012

PENNIE CLAYTON
My Commission Expires
February 29, 2012

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 86,600.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant/Grantor's Name
Cindy Ton

Subscribed and sworn to before me this the 21st day of January, 2010.

PENNIE CLAYTON
My Commission Expires
February 29, 2012

Notary Public
My Commission Expires: 2/29/2010

The Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 86,600.00

Name and Address of Property Owner:
Richard A. Deken
133 Napa Valley Circle
Madison, MS 39110

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Bank of America
P.O. Box 961206
Ft. Worth, TX 76161

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.