This instrument prepared by:

File # 2100209

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

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Grace K. Borlay

2846 Creekbend D.

Nashville TN 37207

BILL GARRETT, Davidson County
Trans:T20100010312 DEEDWARRSP
Recvd: 02/22/10 10:46 3 pgs
Fees:18.00 Taxes:407.00
20100222-0013243

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PROPERTY ADDRESS:

2846 Creekbend Dr., Nashville, Tennessee 37207

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MAP PARCEL NUMBERS: 059 04 0A 147.00

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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 **Grace K. Borlay,** an unmarried woman ("Grantee"), its successors and assigns, whose mailing and Grantee address is 2846 Creekbend Dr. Nashville 37207 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, 2846 Creekbend Dr., Nashville, Tennessee 37207.

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 2010, 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.

GB

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized NeoNeshia Stoval on this the 25th day of January, 2010.

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: NeoNeshia Stoval,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, NeoNeshia 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.

Witness my hand and seal at Office in Richardson, Texas, this 25th day of January.

_____
Notary Public

My Commission Expires: _____

PENNIE CLAYTON
My Commission Expires
February 29, 2012

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $ 110,000.00.

_____
Phyllis Gilliard Affiant

Subscribed and sworn to before me this the 25th day of January, 2010.

_____
Notary Public

My Commission Expires: _____

PENNIE CLAYTON
My Commission Expires
February 29, 2012

EXHIBIT "A"

Property located in the County of Davidson, Tennessee:

Land in Davidson County, Tennessee being Lot 81 on the Final Plat of Phase 4,5,6, of Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description thereof.

This is improved property known as 2846 Creekbend Drive, Nashville, TN 37207.

Being the same property conveyed to the Secretary of Veterans Affairs by Substitute Trustee's Deed dated October 2, 2009, and recorded October 6,2009, at Instrument No. 20091006-0092671 in the Register's Office of Davidson County, Tennessee.

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