BILL GARRETT, Davidson County
Trans:T20100011135 DEEDWARRSP
Recvd: 02/25/10 09:46 3 pgs
Fees:18.00 Taxes:436.60
20100225-0014323

After Recording Return To:

Chicago Title
ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001 2153041

This Instrument Prepared under the supervision of:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
1120000051.01

* Jason P. Tanner
Angela B. Tanner
8733 Old Charlotte Pike
Pegram, TN 37143

SPECIAL WARRANTY DEED

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

Property Owner:
JASON P. TANNER
ANGELA B. TANNER
8733 Old Charlotte Pike
Pegram, TN 37143

Send Tax Bills To:
* New Owner

Person or Entity Responsible For Payment of Taxes:
* Same as Property Owner

THIS INDENTURE, made this 11th day of January, 2010, between THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, with a business address of Department of Veterans Affairs, Washington, DC 20420 ("**GRANTOR**"), and JASON P. TANNER and ANGELA B. TANNER, husband and wife, residing at 8733 Old Charlotte Pike, Pegram TN 37143, ("**GRANTEES**").

WITNESSETH

That Grantor, for and in consideration of the sum of ~~One Dollar ($1.00)~~ $118,000.00 (cw) in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantees the following described premises of real property, to wit:

BEING LOT NO. 2 ON THE PLAN OF SIGLER-AVERY SUBDIVISION OF RECORD IN PLAT BOOK 9700, PAGE 583, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED DATED MARCH 31, 2006, **RECORDED** 6-19-2008 **IN BOOK** _____, **PAGE** _____/**INSTRUMENT NUMBER** 20080703-0068855 **IN DAVIDSON COUNTY, TENNESSEE.**

Property Address: 8733 Old Charlotte Pike; Pegram, Tennessee 37143

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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; property use; any zoning regulations concerning described property herein conveyed; or 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.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantees. Grantor covenants with the said Grantees that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantees.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Signature page to follow

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

Signed, sealed and delivered in our presence:

Chad Sparling
Printed Name

Melissa Histhrop
Printed Name

THE SECRETARY OF VETERANS AFFAIRS, An officer of the United States of America

By: _____

Marishelia James, Assistant Secretary
Printed Name and Title
Countrywide, pursuant to a delegation of authority Contained in 38 C.F.R. §36.4342(f)

STATE OF TEXAS } **COUNTY OF** COLLIN }

ACKNOWLEDGED and EXECUTED BEFORE ME, on the 11th day of January, 2010, the undersigned authority, personally appeared Marishelia James, pursuant to a delegation of authority Contained in 38 C.F.R. §36.4342(f) on behalf of The Secretary Of Veterans Affairs, with full authority to act in this transaction, who is known to me or has shown ID as identification, who after being by me first duly sworn, deposes and says that he/she executed the same as their free act and deed of said Secretary.

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

NOTARY PUBLIC Charia S. Turner
My Commission Expires
10-2-13

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 118,000.00.

Affiant Vicki Sheppard

Subscribed and sworn to before me this 11th day of January, 2010.

NOTARY PUBLIC Charia S. Turner
My Commission Expires: 10-2-13

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

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. **The preparer expresses no opinion as to the title the Grantee(s) will receive.** The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, or other authority, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. The conveyance amount was either provided or not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**