This instrument prepared by:

File # 2100436

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

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Eldon R. Spraker III
6600 ELLESMERE Rd
NASH TN 37205

****

PROPERTY ADDRESS:

1806 Ashton Ave., Nashville, Tennessee 37218

****

MAP PARCEL NUMBERS: 69 16 133

****

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 **Eldon R. Spraker III,** S.S.N. ("Grantee"), its successors and assigns, whose mailing and Grantee address is 6600 Ellesmere Rd, Nashville, TN 37205 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, 1806 Ashton Ave., Nashville, Tennessee 37218.

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.

BILL GARRETT, Davidson County
Trans:T20100012859 DEEDWARRSP
Recvd: 03/04/10 09:23 3 pgs
Fees:18.00 Taxes:74.00
20100304-0016491

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized NeoNeshia Stoval on this the 22nd day of February, 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 22nd day of February.

STEPHANIE ALLEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-13

_____
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 $20,000.00.

_____
Sandra Colgrove Affiant

Subscribed and sworn to before me this the 22nd day of February, 2010.

_____
Notary Public

My Commission Expires: _____

STEPHANIE ALLEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-13

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Easterly 80' front and 70' rear of Lot #20 on the Map of Ashton's Subdivision of L.N. Lewis Farm, Plat Book 421, Page 19 (inadvertently left off in Substitute Trustee's Deed recorded at Instrument No. 20091106-0102954 by scrivener's error). Said part of Lot #20 fronts 80' along the southerly side of Ashton Avenue and extends back 107' along the easterly line and 103.8' along the westerly line to a rear line measuring 70' thereon.

Being the same property conveyed to the Secretary of Veterans Affairs by Substitute Trustee's Deed dated October 27, 2009, and recorded November 6, 2009, at Instrument No. 20091106-0102954 in the Register's Office of Davidson County, Tennessee.

RETURN RECORDED DOCS TO:

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212