Box 14A

After Recording Return To:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204
G-22441-4 Box 14-A

This instrument prepared by:

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

BILL GARRETT, Davidson County
Trans:T20100013507 DEEDWARRSP
Recvd: 03/08/10 08:42 3 pgs
Fees:18.00 Taxes:266.03
20100308-0017378

File # 2100431

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

John T. Gregath and L. Kay Gregath

5001 Traceway Drive

Nashville, TN 37221

****

PROPERTY ADDRESS:

4221 Laurenwood Dr., Antioch, Tennessee 37013

****

MAP PARCEL NUMBERS: 165130A00600CO

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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 **John T. Gregath and L. Kay Gregath, husband and wife** ("Grantee"), its successors and assigns, whose mailing and Grantee address is **5001 Traceway Drive, Nashville, TN 37221** 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, 4221 Laurenwood Dr., Antioch, Tennessee 37013.

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.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Assistant Secretary 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: Neo'Neshia Stoval, Assistant 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, 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.

Witness my hand and seal at Office in Richardson, Texas, this 22nd day of February.

ALECIA BRYANT
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-06-13

Alecia Bryant
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 $ 72,900.00

Sandra Colgrove Affiant

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

Alecia Bryant
Notary Public

My Commission Expires: _____

ALECIA BRYANT
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-06-13

ALECIA BRYANT
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-06-13

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot 323 on the Plan of Peppertree Forest, P.U.D. Section 6, as of record in Plat Book 7900, Page 572, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Kenneth Gilliam by Warranty Deed recorded March 21, 1995, at Book 9623, Page 0639, Register's Office for Davidson County, Tennessee.

Commonly known as: 4221 Laurenwood Drive, Antioch, Tennessee 37013.

Tax Parcel ID: 165130A00600CO

Being the same property conveyed to the Secretary of Veterans Affairs by Trustee's Deed dated June 17, 2009, and recorded July 15, 2009, at Instrument No. 20090715-0066071 in the Register's Office for Davidson County, Tennessee.