Record & Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

State of Tennessee
County of Davidson

The actual consideration or value- whichever is
Greater, is $74900.00

Affiant/Sandra Colgrove/Assistant Secretary
Subscribed and Sworn to before me this 7th day of January, 2010

Notary Public
My Commission Expires: (Affix Seal)

BILL GARRETT, Davidson County
Trans:T20100016196 DEEDWARRSP
Recvd: 03/19/10 11:29 3 pgs
Fees:18.00 Taxes:277.13
20100319-0020768

NOTARY PUBLIC STATE OF TEXAS
AMY SPRIET
My Commission Expires
October 8, 2012

SPECIAL WARRANTY DEED

INSTUMENT PREPARED BY:
Rubin Lublin Suarez Serrano, LLC
6148 LEE HIGHWAY
SUITE 380
CHATTANOOGA, TN 37421

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
CHRIS G RAINEY 111 Park Circle Old Hickor, TN 37138	111 PARK CIRCLE OLD HICKORY, TN 37138	Wells Fargo HOme Mort PO Box 11701 Newark, NJ 071014701

MAP PARCEL NUMBER: 05311004300

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA

Whose Address is 2380 PERFORMANCE DRIVE, RICHARDSON, TX 75082

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

CHRIS G RAINEY, a single person

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

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

BEING LOT NO. 1, BLOCK C ON THE PLAN OF CUMBERLAND DEVELOPMENT, COMPANY`S SUBDIVISION, OR RECORD IN PLAT BOOK 974, PAGE 11, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO STEVEN D. WARD, MARRIED FROM DONALD KERRY WILLIAMS AND WIFE, DONNA K. WILLIAMS BY WARRANTY DEED DATED MAY 1, 2002 AND RECORDED MAY 9, 2002 IN INSTRUMENT NO. 200205090057621, REGISTER`S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS OF RECORD ON PLAT IN PLAT BOOK 974, PAGE 11, REGISTER`S OFFICE FOR DAVIDSON COUNTY.

GRANTOR OBTAINED THIS PROPERTY BY VIRTUE OF TRUSTEE`S DEED INSTRUMENT NUMBER 20081121-0114534 RECORDED ON 11/21/2008.

COMMONLY KNOWN AS 111 PARK CIRCLE, OLD HICKORY, TENNESSEE 37138

TAX PARCEL NO: 05311004300

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

In witness whereof the undersigned has executed this the 7th day of January, 2010.

Signed, sealed and delivered in
the presence of:

Witness
Jason Hall

Witness
Les Geurin

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.

SECRETARY OF VETERANS AFFAIRS,
AN OFFICER OF THE UNITED STATES
OF AMERICA

By: [SEAL]

Its: Judith Casey/Assistant Secretary

COUNTRYWIDE HOME LOANS, INC.
PURSUANT TO A DELEGATION OF
AUTHORITY CONTAINED IN 38 C.F.R.
Section 36.4342(f)

On this date before me personally appeared

Judith Casey/Assistant Secretary,
Pursuant to a delegation of authority contained
In 38 C.F.R. Section 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 demand of said Secretary.

In Witness Whereof, I have hereunto set my hand
And affixed my official seal in the State of
Texas aforesaid, this 7th day of
January, 2010.

Notary Public
My commissions Expires:

[NOTARIAL SEAL]

NOTARY PUBLIC STATE OF TEXAS
AMY SPRIET
My Commission Expires
October 8, 2012

Said, SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED states of America, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Exhibit B to Special Warranty Deed

ADDENDUM TO SPECIAL WARRANTY DEED FROM:
SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA

SPECIAL PROVISIONS: WITHOUT LIMITING THE FOREGOING WARRANTY OF TITLE, GRANTOR MAKE NO WARRANTIES OR REPRESENTATIONS, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE CONDITION OR VALUE OF THE PROPERTY HEREIN DESCRIBED OR THE IMPROVEMENTS LOCATED THEREON (IN ANY), INCLUDING BUT NOT LIMITED TO, ANY WARRANTY OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PURPOSE. GRANTEE HAS CAREFULLY INSPECTED THE PREMISES (OR HAS BEEN AFFORDED A REASONABLE OPPORTUNITY TO DO SO) AND BY THE ACCEPTANCE OF THIS DEED, ACCEPTS THE PROPERTY "AS IS" AND "WHERE IS," WITH ALL FAULTS AND IN ITS PRESENT CONDITION.

Ad valorem taxes having been prorated to the date hereof, Grantee assumes payment thereof.

The following reservations from and exceptions to this conveyance and the warranty made herein shall apply:

(1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion of the herein described property;

(2) All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the property is located, pertaining to any portion of the herein described property, but only to the extent that same are still in effect;

(4) All presently recorded instruments (other than liens and conveyances by through or under the Grantor) that affect the property and any portion thereof;

(5) Ad valorem taxes, fees and assessments, if any, for the current year and subsequent years, the payment of which Grantee assumes at the time of transfer of title; and subsequent assessments or reassessments for this and prior years all of which Grantee assumes and agrees to pay; and

(6) Any condition that would be revealed by a physical inspection and survey of the herein described property.

In witness whereof and in acceptance of this Deed subject to the foregoing provision, the Grantee has set his/her hand(s) and seal(s) this 9th day of March, 2010.

X
CHRIS RAINEY

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commissions Expires: 3/20/10

[NOTARIAL SEAL]