This instrument prepared by:

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

File # 2100406

BILL GARRETT, Davidson County
Trans:T20100021835 DEEDWARRSP
Recvd: 04/13/10 11:13 3 pgs
Fees:18.00 Taxes:432.53
20100413-0027839

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Heather M. Gore

375 Dorr Drive

Goodlettsville, TN 37072

****

PROPERTY ADDRESS:

375 Dorr Dr., Goodlettsville, Tennessee 37072

****

MAP PARCEL NUMBERS: 018120A04900

****

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 **Heather M. Gore,** married ("Grantee"), its successors and assigns, whose mailing and Grantee address is 375 Dorr Dr Goodlettsville, TN 37072 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, 375 Dorr Dr., Goodlettsville, Tennessee 37072.

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 Cindy Ton on this the 17th 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: Cindy Ton, 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, Cindy Ton 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 17th day of February. 2010

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 $116,900.00.

_____
Neo'Neshia Stovall, Assistant Secretary Affiant

Subscribed and sworn to before me this the 17th day of February, 2010.

_____
Notary Public

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

My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Emerald Cove, a planned unit development of Record in Book 6900, Pages 629, 630 and 631, amended in Book 9112, page 29, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

Commonly known as: 375 Dorr Drive, Goodlettsville, Tennessee 37072.

Tax Parcel ID: 018120A04900

Being the same property conveyed to the Secretary of Veterans Affairs by Trustee's Deed dated October 21, 2009, and recorded October 29, 2009, as Instrument No. 20091029-0099717 in the Register's Office of Davidson County, Tennessee.

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