This instrument prepared by:

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

File # 2100408

BILL GARRETT, Davidson County
Trans:T20100027108 DEEDWARRSP
Recvd: 05/06/10 10:09 3 pgs
Fees:18.00 Taxes:421.80
20100506-0034482

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Paul and Domnica Ghinescu

4852 CASCADE

OLD HICKORY TN 37138

****

PROPERTY ADDRESS:

4852 Cascade Drive, Old Hickory, Tennessee 37138

****

MAP PARCEL NUMBERS: 06408000600

****

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 **Paul and Domnica Ghinescu,** _____ ("Grantee"), its successors and assigns, whose mailing and Grantee address is 4852 CASCADE Dr OLD HICKORY TN 37138 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, 4852 Cascade Drive, Old Hickory, Tennessee 37138.

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 Ron 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.

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 $ 114,000.00

_____
Neo'Neshia Stovall, Assistant Secretary Affiant

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

_____
Notary Public

My Commission Expires: _____

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

EXHIBIT "A"

Located in the 4D-60542 Civil District of Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 299, on the Plan of Sherwood Forest, Section 4, of record in Plat Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Commonly known as: 4853 Cascade Drive, Old Hickory, Tennessee 37138.

Tax Parcel ID: 06408000600

Being the same property conveyed to the Secretary of Veterans Affairs by Trustee's Deed dated September 23, 2008, and recorded October 3, 2008, in at Instrument No. 20081003-0100586 in the Register's Office of Davidson County, Tennessee.

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