Please Record & Return to:
Faith Title & Escrow, Inc.
2823 Hwy 31W; Suite 450
White House, TN 37188

BILL GARRETT, Davidson County
Trans:T20100033369 DEEDWARRSP
Recvd: 06/02/10 14:47 7 pgs
Fees:38.00 Taxes:185.37
20100602-0042541

State of Tennessee Texas
County of Davidson Collin

The actual consideration or value- whichever is Greater, is $50,100.00

Affiant Amy Spriet
Subscribed and Sworn to before me this 17th day of May, 2010

Notary Public
My Commission Expires: (Affix Seal)

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

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:
BCS ASSOCIATES, LLC
1529 Lincoya Bay Dr
Nashville, TN 37214

Improved Property Known as:
106 BECKER AVE.
OLD HICKORY, TN 37138

Send Tax Bills to:
New Owner

MAP PARCEL NUMBER: 053-11-0/064.00

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

BCS ASSOCIATES, LLC

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 58.5 FEET OF LOT 28, BLOCK B OF THE PLAN OF SUBDIVISION III OF LIFE AND CASUALTY INSURANCE COMPANY PROPERTY AT OLD HICKORY TENNESSEE OF RECORD IN BOOK 974, PAGE 11 TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATE OF AMERICA BY TRUSTEES DEED AS INSTRUMENT NUMBER 20100305-0017292, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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.

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

See attached Exhibit A to Special Warranty Deed for authorized signatories.

In witness whereof the undersigned has executed this the 17th day of May, 2010.

Signed, sealed and delivered in the presence of:

Witness Stephanie Allen

Witness Janice Jones

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: Sandra Colgrove, Asst Secy

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

CORPORATE SEAL

On this date before me personally appeared

Sandra Colgrove

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 17th day of May, 2010.

Notary Public

My commissions Expires 11-06-13

[NOTARIAL SEAL]

NOTARY PUBLIC STATE OF TEXAS

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

EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
SPECIAL WARRANTY DEED
(Authorized Signatories)

DEPARTMENT OF VETERANS AFFAIRS
VA Central Office
Portfolio Loan Oversight Unit
575 North Pennsylvania Street
Indianapolis, IN 46204

October 30, 2007

TO: Whom it may concern

SUBJECT: Countrywide's Authority to Sign Legal Documents for VA

This is to advise you, on behalf of the Secretary of Veterans Affairs, that Countrywide Home Loans, Inc. (CHL) is the current loan servicer for the Department of Veterans Affairs' (VA's) portfolio of home loans. Accordingly, CHL is responsible for the full range of servicing activities on these loans, including foreclosure documents and documents required when VA sell our loans in bulk (including corrected Trust and Substitution of Trustee documents). The signature authority is found at 38 CFR 36.4342e, as well as in VA's servicing agreement with CHL.

Please consider this my authorization, as an Officer of the U.S. Department of Veterans Affairs, on behalf of the Secretary of Veterans Affairs, for you to accept the documents prepared and executed by CHL, on behalf of VA in this matter. My authority to sign for the Secretary is also found in 38 CFR 36.4342.

Thank you for your cooperation with the Department of Veterans Affairs and Countrywide Home Loans, Inc.

Sincerely,

David Polikoff

DAVID POLIKOFF
Loan Guaranty Officer
Chief, Portfolio Loan Oversight Unit
317-226-5209, ext 3150

CERTIFICATE OF ASSISTANT SECRETARY
OF
COUNTRYWIDE HOME LOANS, INC.
a New York corporation

The undersigned, a duly appointed and acting Assistant Secretary of Countrywide Home Loans, Inc., a New York corporation (the "Company"), also doing business as America's Wholesale Lender, hereby certifies on behalf of the Company as follows:

Attached hereto as Exhibit A is a true and correct copy of resolutions duly adopted by the Board of Directors of the Company as of October 14, 2008 (the "Resolutions"). Such Resolutions are in full force and effect and have not been amended, modified, rescinded or revoked as of the date hereof.

I further certify that each of the individuals listed on Exhibit B attached hereto is a duly elected or appointed, qualified and acting officer of the Company holding the title indicated next to his or her respective name, and each such officer is designated, pursuant to the Resolutions, as an "Authorized Delegate" or "Authorized Officer."

IN WITNESS WHEREOF, I have hereunto signed my name and affixed the seal of the Company on this 17th day of October, 2008.

COUNTRYWIDE HOME LOANS, INC.

By: Dena Lindgren
Name: Dena Lindgren
Title: Assistant Secretary

EXHIBIT A
RESOLUTIONS ADOPTED BY
THE BOARD OF DIRECTORS OF
COUNTRYWIDE HOME LOANS, INC.
October 14, 2008

MARKETING OF VETERANS AFFAIRS REO PROPERTIES

WHEREAS, the Company entered into an agreement with the Department of Veterans Affairs (the "VA") on June 26, 2008, to manage and sell single-family REOs owned by the VA that have been transferred to the VA due to the default of VA loans insured under it's housing loan guaranty program (the "REO Properties"); and

WHEREAS, the VA has promulgated that certain regulation codified at 38 CFR 36.4342(f) delegating authority to certain officers of the Company, to execute on behalf of the VA, documents necessary for the marketing and sale of their REO Properties.

NOW, THEREFORE, BE IT RESOLVED, that, pursuant to 38 CFR Part 36, persons holding the office of Senior Vice President, Vice President, Assistant Vice President, and Assistant Secretary (the "Authorized Officers") of the Company, be, and hereby are, acting alone, authorized to execute, on behalf of the VA, notices of appointment or substitution of trustees, releases or satisfactions of mortgages, loan assignments, deeds tendered upon satisfaction or conversion of an installment land sales contract, documents related to filing, pursuing and settling claims with hazard insurance companies, listing agreements, purchase contracts, deeds to transfer ownership upon sale to a third party buyer, and any and all related documents and instruments necessary for the management and sale of the VA REO Properties;

RESOLVED FURTHER, that any Senior Managing Director, Managing Director, or Executive Vice President (the "Authorized Delegates") of the Company be, and each of them acting alone hereby is, authorized and empowered to designate from time to time Authorized Officers and submit a log listing all Authorized Officers to the Director of the VA Loan Guaranty Service, Washington, D.C.;

RESOLVED FURTHER, that any specific resolutions that may be required by the VA in connection with the agreement with the VA are hereby adopted and incorporated herein by this reference as if fully set forth herein, and the Secretary or any Assistant Secretary of this Company is hereby directed to file a copy of any such resolutions with the Minutes of this Company as and when he or she shall receive them; and

RESOLVED FURTHER, that all lawful actions heretofore taken by the Authorized Officers on behalf of the Company in connection with the transactions contemplated by the foregoing resolutions be, and each such action hereby is, approved, ratified and affirmed in all respects.

EXHIBIT B

NAME	TITLE
Mark Acosta	Managing Director
David Sunlin	Senior Vice President
Clinton Alcorn	Vice President
Micall Bachman	Vice President
John Bell III	Vice President
Frank Brewer	Vice President
Phillip Cobb	Vice President
Carrie Ehinger	Vice President
Phyllis Gilliard	Vice President
Betsy Hanson	Vice President
Sheri Solum	Vice President
Christopher Clark	Assistant Vice President
Michael Chew	Assistant Vice President
Keri Selman	Assistant Vice President
Judith Casey	Assistant Secretary
Sandra Colgrove	Assistant Secretary
John Estes	Assistant Secretary
Raul Hernandez	Assistant Secretary
Scott Hiatt	Assistant Secretary
Marishelia James	Assistant Secretary
Nikki Johnson	Assistant Secretary
Brian Kennedy	Assistant Secretary
Mary Lepine	Assistant Secretary
Fadarryl Lundy	Assistant Secretary
Cheryl Mallory	Assistant Secretary
Victor Nyanjui	Assistant Secretary
Marco Ordonez	Assistant Secretary
Wanda Parmer	Assistant Secretary
Vicki Sheppard	Assistant Secretary
Amy Spriet	Assistant Secretary
Neo'Neshia Stoval	Assistant Secretary
Cindy Ton	Assistant Secretary
Linda Vo	Assistant Secretary

Nikki Johnson

Nikki Johnson
MLO-Servicing Team Manager

2375 Glenville Dr
Richardson, TX 75082
(972)638-4531

6/18/2009