PLEASE RECORD & RETURN TO:
FAITH TITLE & ESCROW, INC.
2823 HWY 31W: SUITE 450
WHITE HOUSE, TN 37188

This instrument prepared by:

File # 10-00015

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

BILL GARRETT, Davidson County
Trans:T20100034745 DEEDWARRSP
Recvd: 06/08/10 10:30 7 pgs
Fees:38.00 Taxes:444.00
20100608-0044362

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:
(New Owner)
Lance Luckey
2630 Nashboro Blvd.
Nashville, TN 37217

****

PROPERTY ADDRESS:

2630 Nashboro Blvd, Nashville, TN 37217

****

MAP-PARCEL NUMBERS: 135-12-0E-279.00-CO

****

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 **Lance Luckey** ("Grantee"), its successors and assigns, whose mailing and Grantee address is 2630 Nashboro Blvd, Nashville, TN 37217 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, 2630 Nashboro Blvd, Nashville, TN 37217

See attached Exhibit B to Special Warranty Deed.
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 John E Bell III on this the 9th day of April, 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: John E Bell III, Vice President
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, John E Bell III 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 9TH day of April, 2010.

CHARIA S. TURNER
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 $ 120,000.00 .

_____
John E Bell III Affiant

Subscribed and sworn to before me this the 9th day of April, 2010.

_____
Notary Public

My Commission Expires: _____

CHARIA S. TURNER
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-13

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 279, Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as shown on the plat of record in Plat Book 4660, Page 159, and as shown on amendment to the restrictions of record in Instrument No. 200502220018814 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Commonly known as: 2630 Nashboro Boulevard, Nashville, Tennessee 37217.

Tax Parcel ID: 135120E27900CO

Being the same property conveyed to the Secretary of Veterans Affairs by Trustee's Deed recorded 12/07/09, as Instrument No. 20091207-0111437 in the Register's Office of Davidson County, Tennessee.

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

EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF
THE SPECIAL WARRANTY DEED

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 Poliakoff

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: Devra Lindgren
Name: Devra 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 Selmán	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