Davidson County DEEDWARRSP
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Fees:23.00 Taxes:517.63
20100805-0061560

This instrument prepared by:

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

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001

SPECIAL WARRANTY DEED

SEND TAX BILLS TO:

KENNETH E. KRUEGER
16295 Rocky Bluff Rd
Perris, CA 92570

PROPERTY ADDRESS:

1704 HUNTERS BRANCH, Antioch, TN 37013

MAP PARCEL NUMBERS: 172080A14500CO

One Hundred Thirty Nine Nine Hundred

FOR AND IN CONSIDERATION of the sum of (139,900.00) 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, has this day bargained and sold, and does hereby transfer and convey unto KENNETH E. KRUEGER ("Grantee"), its successors and assigns, whose mailing and Grantee address is 16295 Rocky Bluff Rd, Perris, CA 92570 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, 1704 HUNTERS BRANCH, Antioch, TN 37013

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.

THE SECRETARY OF VETERANS AFFAIRS,
An Officer of the United States of America,
By the Secretary's duly authorized property management contractor,
Countrywide Home Loans Servicing, L.P.,
nka BAC Home Loans Servicing, L.P.,
Pursuant to a delegation of authority found at 38 C.F.R. 36.4845(f)

Judith Casey

Printed Name and Title
Judith Casey, Asst Secy

STATE OF TEXAS

COUNTY OF COLLIN

On this date, before me personally appeared Judith Casey, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4845(f), to me known to be the person who executed the foregoing deed and consideration statement on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 21st day of June, 2010.

Alecia Bryant

Notary Public

My Term Expires:

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

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STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is
$ 139,900.00

Shelia Ewing
Affiant

Subscribed and sworn to before me this the 21st day of June, 2010

Alecia Bryant

Notary Public

My Commission Expires:

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

EXHIBIT "A"

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot No. 145, on the Plan of Hunters Branch, Section 1, as shown by plat of record in Plat Book 6250, Page 513, Registers Office for Davidson County, Tennessee.

Said Lot No. 145 fronts 188.47 feet along the northerly and westerly margin of Hunters Branch Road and extends back 67.14 feet on the northerly line and 134.95 feet on the easterly line, said boundary lines intersecting at a point in the rear.

Commonly known as: 1704 Hunters Branch Road, Antioch, Tennessee 37013-5109.

Tax Parcel ID: 172080A14500CO

Being the same property conveyed to the Secretary of Veterans Affairs by Trustee's Deed recorded 10/27/09, as Instrument No. 20091027-0098788, Registers Office for Davidson County, Tennessee.

RETURN RECORDED DOCS TO:

Kenneth Krueger
16295 Rocky Bluff Rd
Perris, CA 92570

True Copy Certification

I, Terri Baker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Terri Baker

Notary's Signature

My Commission Expires: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries