This instrument prepared by:

File # 10-02100

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

BILL GARRETT, Davidson County
Trans:T20100063965 DEEDWARRSP
Recvd: 10/08/10 10:18 3 pgs
Fees:18.00 Taxes:307.10
20101008-0080880

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Tay Squared, Inc.
633 Hidden Acres
Madison, TN 37115

****

PROPERTY ADDRESS:

996 Gwynn Dr, Nashville, TN 37216

****

MAP PARCEL NUMBERS: 06107016500

****

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**, has this day bargained and sold, and does hereby transfer and convey unto **Tay Squared, Inc.** ("Grantee"), its successors and assigns, whose mailing and Grantee address is 633 Hidden Acres, Madison, TN 37216 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, 996 Gwynn Dr, Nashville, TN 37216

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)

Printed Name and Title
Cindy Ton, Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

On this date, before me personally appeared Cindy Ton, 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 24th day of September, 2010.

Notary Public

My Term Expires: _____

STEPHANIE ALLEN NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-02-13

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is
$83,000.00

Sandra Colgrove
Affiant

Subscribed and sworn to before me this the 24th day of September, 2010

Notary Public

My Commission Expires: _____

STEPHANIE ALLEN NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-02-13

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 17 of Block B on the Map of Broadmoor, of record in Book 547, Page 161 and 162, Register's Office for said County, said Lot No. 17 fronts 50 feet on the southerly side of Gwynn Drive and runs back between parallel line 150 feet to a dead line.

Commonly known as: 996 Gwynn Drive, Nashville, Tennessee 37216-1719.

Tax Parcel ID: 06107016500

Being the same property conveyed to the Secretary of Veterans Affairs by Trustee's Deed recorded June 25, 2010, as Instrument No. 20100625-0049585, Register's Office for Davidson County, Tennessee.

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