BILL GARRETT, Davidson County
Trans:T20100074340 DEEDWARRSP
Recvd: 11/23/10 14:06 3 pgs
Fees:18.00 Taxes:314.50
20101123-0093894

After Recording Return To:
Idania Negrin
712 Canton Pass
Madison, TN 37115

This Instrument Prepared under the supervision of:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE
FOR CLOSING

Map & Parcel:
052-16-0-009.00

SPECIAL WARRANTY DEED

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
(the property being conveyed herein was foreclosure property)

Property Owner:
Idania Negrin
712 Canton Pass
Madison, TN 37115

Send Tax Bills To:
Idania Negrin
712 Canton Pass
Madison, TN 37115

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, with a business address of Department of Veterans Affairs, Washington, DC 20420 ("**GRANTOR**"), and IDANIA NEGRIN, a single/married/unmarried person residing at 712 Canton Pass, Madison, TN 37115. ("**GRANTEE**").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises of real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 ON THE PLAN MARLIN MEADOWS, SECTION 2, OR RECORD IN PLAT BOOK 1835, PAGE 127, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE ID HEREBY MADE

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY SUBSTITUTE TRUSTEE DEED RECORDED 07/15/2009 AS

DOCUMENT NO. 20090715-0066070 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 712 Canton Pass, Madison, TN 37115

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee. Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantee.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

Signature Page Follows

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

Signed, sealed and delivered in our presence:

Alice Chin
Printed Name

Yoshi Clipper
Printed Name

THE SECRETARY OF VETERANS AFFAIRS, An officer of the United States of America,

By: _____
Judith Casey, Assistant Secretary
Printed Name
The Secretary's Duly Authorized Property Management Contractor, Countywide Home Loans Servicing, L.P., nka BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

STATE OF Texas } **COUNTY OF** Collin }

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 12th day of November, 2010, the undersigned authority, personally appeared Judith Casey, who is the Secretary's Duly Authorized Property Management Contractor, Countywide Home Loans Servicing, L.P., nka BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f) acting on behalf of The Secretary Of Veterans Affairs, with full authority to act in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she executed the same as their free act and deed on behalf of said Secretary.

ERIC SIMS
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-21-14

NOTARY PUBLIC My Commission Expires
Eric Sims

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 85,000.00.

Affiant Amy Spreit

Subscribed and sworn to before me
this 12th day of November, 2010.

NOTARY PUBLIC
Eric Sims

ERIC SIMS
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-21-14

My Commission Expires: _____

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. The conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.