State of Tennessee
County of Davidson

The actual consideration or value- whichever is Greater, is

$43000 William Kennedy Jr. Pres.

Affiant

Subscribed and Sworn to before me this 15th day of December, 2010.

Patricia Nicholls

Notary Public

My Commission Expires: (Affix Seal) 11/7/12

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin Suarez Serrano, LLC
1355 Terrell Mill Road
Building 1472, Suite 100
Marietta, GA 30067

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
PROJECTS ETC. INC 5013 TWIN LAKES, OLD HICKORY TN, 37138	2807 HASTING ROAD NASHVILLE, TN 37214	OWNER

MAP PARCEL NUMBER: 09605018600

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

PROJECTS ETC. INC

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:

SEE EXHIBIT "A"

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.

BILL GARRETT, Davidson County
Trans:T20100079104 DEEDWARRSP
Recvd: 12/16/10 09:47 3 pgs
Fees:18.00 Taxes:159.10
20101216-0099963

In witness whereof the undersigned has executed this the 13th day of December, 2010.

Signed, sealed and delivered in the presence of:

Witness
Shelia Ewing

Witness
stephanie Allen

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:
Alecia Bryant, Assistant Secretary

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 CONTAINED IN 38 C. F. R. 36.4345 (F)
BY:
TITLE:

On this date before me personally appeared

Alecia Bryant,
Pursuant to a delegation of authority contained In 38 C.F.R. Section 36.4345(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 13th day of December, 2010.

Notary Public
My commissions Expires:

[NOTARIAL SEAL]

NOTARY PUBLIC STATE OF TEXAS
PENNIE CLAYTON
My Commission Expires
February 29, 2012

Exhibit A

Being Lot No. 65 on the Plan of Donelson Heights, as of record in Plat Book 1424, Page 35, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNTED STATES OF AMERICA BY TRUSTEES DEED RECORDED ON 08/02/10 INSTRUMENT NO.: 20100802-0060069, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

COMMONLY KNOWNS AS: 2807 HASTINGS ROAD, NASHVILLE, TENNESSEE 37214

TAX PARCEL NO.: 09605018600