BILL GARRETT, Davidson County
Trans:T20100081739 DEEDWARRSP
Recvd: 12/29/10 11:51 4 pgs
Fees:23.00 Taxes:499.50
20101229-0103328

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
LOIS P. DUNLAP 509 SALT LICK TRAIL GOODLETTSVILLE, TN 37072	LOIS P. DUNLAP ~~509 SALT LICK TRAIL~~ 149 Harbor Village ~~GOODLETTSVILLE, TN 37072~~ Murfreesbor, TN 37155

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Thirty-five Thousand and 00/100 Dollars ($135,000.00) cash in hand paid 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 (herein, "Grantor"), whose address is Department of Veterans Affairs, Washington, DC 20420, hereby sells, transfers and conveys to LOIS P. DUNLAP, a life estate with the right to exclusive possession and the use and enjoyment in her own right of the rents, issues, and profits of the real property and every part and portion therof during the term of her natural life, remainder to CHARLOTTE E. KEETON upon the death of LOIS P. DUNLAP (herein, "Grantee"), whose address is 509 Salt Lick Trail, Goodlettsville, TN 37072, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 13th day of December, 2010.

PIN NO: 34-7-A-135

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

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. § 36.4345(f)

By: Alecia Bryant
Printed Name: Alecia Bryant
Title: Assistant Secretary

STATE OF TEXAS
COUNTY OF COLLIN

On this date, before me personally appeared Alecia Bryant, pursuant to a delegation of authority contained in 38 C.F.R. § 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 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 13th day of December, 2010.

[Affix Notary Seal]

Sheila Ewing
SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-21-14

SHEILA EWING
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-21-14

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 135,000.00.

GRANTEE

Grantee signature Charlotte E Keeton
Charlotte E. Keeton

Subscribed and sworn to under oath before me, this 10th day of December, 2010

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/22/14

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 116 on the plan of HARBOR VILLAGE, PHASE IV, OF TOWNHOMES PROPERTY LINE EXHIBIT, REVISION I, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, HARBOR VILLAGE DRIVE, as shown by plat of record in Instrument NO. 200307230102886, which revises and amends Instrument No. 200306110080857, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 201007260058255 on 7-26-2010.

PIN NO: 34-7-A-135

STREET ADDRESS: 149 Harbor Village Drive, Madison , TN 37115