BILL GARRETT, Davidson County
Trans:T20110000103 DEEDWARRSP
Recvd: 01/03/11 09:16 4 pgs
Fees:23.00 Taxes:573.50

20110103-0000159

Commitment Number: 199252

Prepared By:
~~After Recording Return to~~

New Millennium Title Group
3850 Royal Avenue
Simi Valley
CA 93063

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/~~Mail Tax Statement to~~:
Willie M. Betts, Jr. 1541 Constitution Avenue Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
041060A01200CO

SPECIAL/LIMITED WARRANTY DEED

Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, D.C. 20420, hereinafter grantor, of **Davidson County, Tennessee**, for $155,000.00 (One Hundred and Fifty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Willie M. Betts, Jr.**, hereinafter grantee, whose tax mailing address is **1541 Constitution Avenue Nashville, TN 37207** the following real property:

Land in Davidson County, Tennessee, being Lot No. 12 as shown on the Final Plat of Liberty Place Subdivision, of record as Instrument No. 20060606-0066841, Register's Office for Davidson County, Tennessee, as amended by that certain surveyor's certificate of correction of record as Instrument No. 20060614-0070620 in said Register's Office, to which plan references is hereby made for a more complete and accurate legal description. Being the same property conveyed to Scott A. Lawrence and Gigi E. Lawrence, husband and wife, by deed from Capitol Homes, Inc., a Tennessee Corporation, dated 08/23/07 and recorded by Instrument No. 20070827-0102432, Register's Office for Davidson County, Tennessee. And further conveyed to The Secretary of Veterans Affairs by deed from 1

Phillip Jones, Substitute Trustee, dated 06/11/10 and recorded 06/16/10 by Instrument No. 20100616-0046596, Register's Office for Davidson County, Tennessee.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20100616-0046596**

Executed by the undersigned on December 28, 2010:

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., n/k/a BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. § 36.4345 (F)

By: Shelia Ewing

Its: Shelia Ewing, Assistant Secretary

STATE OF TEXAS
COUNTY OF COLLIN

The foregoing instrument was acknowledged before me on December 28, 2010 by Shelia Ewing its Assistant Secretary on behalf of **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., n/k/a BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. § 36.4345 (F)**, who is personally known to me or has produced Shelia Ewing as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Alecia Bryant
Notary Public

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

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TEXAS
County of COLLIN

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $155,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28th day of December, 2010.

Judith Casey
Affiant

Judith Casey, Assisant Secretary
Print Name

Alecia Bryant
Notary Public

(Seal)

My commission expires:

_____

Alecia Bryant
Print Name

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

Grantee's Name and Address:

Willie M. Betts, Jr.
1541 Constitution Avenue Nashville, TN 37207
Send tax statement to ~~grantee~~

Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067