After Recording Return To:
Bridgehouse Title
342 Cool Springs Blvd., Ste 202
Franklin, TN 37067

Map & Parcel:
052-05-0-119.00

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

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:
MARVIN PERAZA
MARIA ZOILA LARA
1241 Cheyenne ct.
Madison TN 37115

Send Tax Bills To:
Marvin Peraza
Maria Zoila Lara
1241 Cheyenne Court
Madison, TN 37115

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

THIS INDENTURE, made this 6th day of January, 2011, between 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 MARVIN PERAZA, a single/married/unmarried man, and MARIA ZOILA LARA, a single/married/unmarried woman, residing at 1241 Cheyenne Court, Madison,TN 37115 ("**GRANTEES**").

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 Grantees the following described premises of real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 OF BLOCK K ON THE REVISED PLAN OF POWER AND ROTH'S MADISON PARK SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 7, AND BOOK 974, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

SUBJECT TO ALL MATTERS OF RECORD.

BILL GARRETT, Davidson County
Trans:T20110001798 DEEDWARRSP
Recvd: 01/10/11 08:39 3 pgs
Fees:18.00 Taxes:118.40
20110110-0002394

BEING THE SAME PROPERTY AS CONVEYED TO SECRETARY OF VETERANS AFFAIRS, AN OFFICE OF THE UNITED STATES OF AMERICA, BY SPECIAL WARRANTY DEED DATED MAY 27,2010 AND RECORDED AS DOCUMENT NUMBER 20100616-0046719, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 851 Denson Avenue, 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 Grantees. Grantor covenants with the said Grantees 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 Grantees.

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 Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

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

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

By: Shelia Ewing

Shelia Ewing, Assistant Secretary
Printed Name **Title**

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)

PENNIE CLAYTON
My Commission Expires
February 29, 2012

STATE OF TEXAS } **COUNTY OF** COLLIN }

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 6th day of January, 2011, the undersigned authority, personally appeared Shelia Ewing, 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 Shelia Ewing 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.

Pennie Clayton
NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $32,000.00.

Affiant Cindy Ton, Assistant Secretary

Subscribed and sworn to before me this 6th day of January, 2010.

Pennie Clayton
NOTARY PUBLIC

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.**

PENNIE CLAYTON
My Commission Expires
February 29, 2012