Box 44
45rm

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

File # 11-04134

BILL GARRETT, Davidson County
Trans:T20110032237 DEEDWARRSP
Recvd: 05/31/11 16:10 3 pgs
Fees:18.00 Taxes:232.73
20110531-0041456

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

KISS L.P.
314 33rd Avenue North
Nashville TN 37209

****

PROPERTY ADDRESS:

1819 28th Avenue N, Nashville, TN 37208

****

MAP PARCEL NUMBERS: 081060A01200CO

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) 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, whose address is Department of Veterans Affairs, Washington, DC 20420,** has this day bargained and sold, and does hereby transfer and convey unto **KISS L.P.** ("Grantee"), its successors and assigns, whose mailing and Grantee address is 314 33rd Ave N., Nashville TN * certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property"). *37209

This is improved property located on, 1819 28th Avenue N, Nashville, TN 37208

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2011, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

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)

Printed Name and Title
Alice Chin, Asst Secretary

STATE OF TEXAS

COUNTY OF COLLIN

On this date, before me personally appeared Alice Chin, 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 deed and consideration statement 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 hereumto set my hand and affixed my official seal in the State of TEXAS aforesaid, this 25th day of May, 2011.

Notary Public

My Term Expires: _____

My County of Residence: _____

JUDITH L CASEY
My Commission Expires
January 23, 2013

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is
$ 62,900.00.

Affiant

Subscribed and sworn to before me this the 25th day of May, 2011

Notary Public

My Commission Expires: _____

JUDITH L CASEY
My Commission Expires
January 23, 2013

EXHIBIT "A"

Certain land in Davidson County, Tennessee, being more particularly described as follows:

Situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County being Lot 12 as shown by map entitled Resubdivision of the Remainder of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the East part of Lot 10 of the Harding Bosley Tract, of record as Instrument Number 20030516-0067328, as corrected as Instrument Number 20031014-0151915, in the Register's Office for Davidson County, Tennessee, to which map specific reference is hereby made for a more particular description of said lot.

Being the same property conveyed to The Secretary of Veterans Affairs by Trustee's Deed dated March 10, 2011, and recorded on March 18, 2011, at Instrument Number: 20110318-0021428, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1819 28th Avenue North, Nashville, Tennessee 37208.

Tax Parcel No.: 081060A01200CO

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223