This instrument prepared by:

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

File # 11-03551

BILL GARRETT, Davidson County
Trans:T20110034893 DEEDWARRSP
Recvd: 06/10/11 13:46 3 pgs
Fees:18.00 Taxes:697.45
20110610-0044732

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Mark Crockett and Jennifer Crockett
c/o Bank of America
35 North Lake Ave.
Pasadena, CA 91101

****

PROPERTY ADDRESS:

6073 Hagars Grove Pass, Hermitage, TN 37076

****

MAP PARCEL NUMBERS: 098-10-0A-055.00-00

****

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 **Mark Crockett and Jennifer Crockett** ("Grantee"), its successors and assigns, whose mailing and Grantee address is 1022 Benton Harbor Blvd. Mt Juliet TN certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 6073 Hagars Grove Pass, Hermitage, TN 37076

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 2010, 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
Shelia Ewing, Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

On this date, before me personally appeared Shelia Ewing, 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 hereunto set my hand and affixed my official seal in the State of TEXAS aforesaid, this 8th day of March, 2011.

Notary Public

My Term Expires: _____

My County of Residence: COLLIN

CINDY TON
My Commission Expires
June 18, 2011

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $188,500.00.

Pennie Clayton, Assistant Secretary Affiant

Subscribed and sworn to before me this the 8th day of March, 2011

Notary Public

My Commission Expires: _____

CINDY TON
My Commission Expires
June 18, 2011

EXHIBIT "A"

Being Lot No. 38 on the plan of Phase Two, Hagars Grove, of record in instrument number 20050708-0079562 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to The Secretary of Veterans Affairs by Trustee's Deed dated September 22, 2010, and recorded on October 12, 2010, in Instrument #: 20101012-0081498, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 6073 Hagars Grove Pass, Hermitage, Tennessee 37076

Tax Parcel No.: 098-10-0A-055.00-00

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

Return To:

Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet TN 37122
615-773-0520