This instrument prepared by:

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

File # 11-04301

Davidson County DEEDWARRSP
Recvd: 07/18/11 11:37 3 pgs
Fees:18.00 Taxes:262.70
20110718-0054645

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:

Be A Helping Hand Foundation
827 W. McKennie Ave
Nashville, TN 37206

****

PROPERTY ADDRESS:

2536 Old Matthews Road, Nashville, TN 37207

****

MAP PARCEL NUMBERS: 060 13 0 210.00

****

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 **Be A Helping Hand Foundation** ("Grantee"), its successors and assigns, whose mailing and Grantee address is _____ 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, 2536 Old Matthews Road, Nashville, TN 37207

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)

Judith Casey

Printed Name and Title
Judith Casey/Assistant Vice President

STATE OF TEXAS

COUNTY OF COLLIN

June 29, 2011
On this date, before me personally appeared Judith Casey, 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 29th day of June, 2011.

Sandra Lyn Colgrove

Notary Public

My Term Expires: _____

My County of Residence: Collin

NOTARY PUBLIC STATE OF TEXAS
SANDRA LYN COLGROVE
My Commission Expires
October 29, 2012

****

STATE OF TEXAS

COUNTY OF COLLIN

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is
$ 71,000.00.

Judith Casey
Judith Casey Affiant

Subscribed and sworn to before me this the 29th day of June, 2011

Sandra Lyn Colgrove
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
SANDRA LYN COLGROVE
My Commission Expires
October 29, 2012

EXHIBIT "A"

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 3, OLD MATTHEW ROAD SUBDIVISION RECORDED IN INSTRUMENT NUMBER 20010913-0099804, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY TRUSTEE'S DEED DATED FEBRUARY 25, 2011, AND RECORDED ON MARCH 7, 2011, IN INSTRUMENT NUMBER 20110307-0018086, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2536 OLD MATTHEWS ROAD, NASHVILLE, TENNESSEE 37207.

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

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE