BILL GARRETT, Davidson County
Trans:T20110046145 DEEDWARRSP
Recvd: 07/29/11 11:23 2 pgs
Fees:13.00 Taxes:175.75
20110729-0058281

Return to: (cd)

This instrument prepared by:

Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 320
Brentwood, TN 37027
File Number BW11399

SPECIAL WARRANTY DEED

Name and Address of New Owner:	Send Property Tax Information To:	Tax Map/ Parcel No.:
Mohamed Osman 620 Rockspray Circle Pittsburg, CA 94565	Mohamed Osman 620 Rockspray Circle Pittsburg, CA 94565	150-02-0/194.00

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, this indenture, made on the 15th day of July, 20 11, by and between the Secretary of Veterans Affairs, and Office of the United States of America, whose address is Department of Veterans Affairs, Washington D.C. 20420, hereinafter refered to as "Grantor", has this day bargained an sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Mohamed Osman, herein called "Grantee", the following described property, having an address of 1029 Wesleyville Street Nashville, TN 37217 and being situated and located in Davidson County, Tennessee, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being all of Lot Number 81-A, on the Plan of Zone Lot Division, Lot 81-Harbor Gate, Section Two, Revised, as shown by plat appearing of record in Plat Book 8250, Page 580, revising Plat Book 6250, Page 33, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to The Secretary of Veterans Affairs by Trustee's Deed from Deanna Dorrough, Co-Trustee, dated 3/23/11 and recorded 3/31/11 in Instrument Number 20110331-0024800; Deanna Dorrough was appointed as Co-Trustee by Appointment of Successor Trustee dated 1/27/11 and recorded 2/17/11 in Instrument Number 20110217-0013569 (pursuant to the terms of a Deed of Trust executed by Jacqueline E. Franklin of record in Instrument Number 20050705-0076722); and the same property previously conveyed to Jacqueline E. Franklin, unmarried, by Warranty Deed from Shirley D. Page, unmarried, dated 6/30/05 and recorded 7/5/05 in Instrument Number 20050705-0076721, re-recorded 7/12/05 in Instrument Number 20050712-0080434, Register's Office for Davidson County, Tennessee.

The above-described property is improved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of July, 20 11.

The Secretary of Veterans Affairs
An Officer of the United States of America

BY: _____

The Secretary's duly authorized property management contractor, Bank of America, N.A.,f/k/a BAC Home Loan Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

Alice Chin, Asst VP

TEXAS
STATE OF ~~TENNESSEE~~)
COUNTY OF COLLIN)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, 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 foregoingin instrument on behalf of **The Secretary of Veterans Affairs** and acknowledged that she executed the same as the free act and deed of the said Secretary.

In witness whereof, I have hereunto set my hand and affixed my seal in the State of TEXAS, this 15th day of JULY, 2011.

ROCIO INIGUEZ FELLOWS
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-24-15

NOTARY PUBLIC

My Commission Expires:

2-24-2015

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $47,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant/Grantee

SWORN TO and subscribed before me this 15 day of July, 2011.

_____
NOTARY PUBLIC

My commission expires:

2-24-2015

ROCIO INIGUEZ FELLOWS
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-24-15