State of Tennessee
County of Davidson

The actual consideration or value- whichever is
Greater, is (105,900)

Affiant Alecia Bryant
Subscribed and Sworn to before me this 13th day o f May , 2011

Notary Public
My Commission Expires: (Affix Seal)

CINDY TON
My Commission Expires
June 18, 2011

Davidson County DEEDWARRSP
Recvd: 08/11/11 12:12 4 pgs
Fees:23.00 Taxes:391.83
20110811-0061988

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin Suarez Serrano, LLC
1355 Terrell Mill Road
Building 1472, Suite 100
Marietta, GA 30067

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
JAMES L. MORTIMER 2957 CLAYLICK RD. WHITES CREEK, TN 37189	2957 CLAYLICK ROAD WHITES CREEK, TN 37189	James Mortimer 2957 Clay Lick Whites Creek, TN 37189

MAP PARCEL NUMBER: 02200010900

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Five Thousand Nine Hundred (105,900.00) CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA

Whose Address is 2380 Performance Drive, Richardson, TX 75082

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

JAMES L. MORTIMER
2957 CLAYLICK RD.
WHITES CREEK, TN 37189

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 13th day of May, 2011.

Signed, sealed and delivered in
the presence of:

Witness : Shelia Ewing

Witness : ~~Alecia Bryant~~
Alecia Bryant

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.

SECRETARY OF VETERANS AFFAIRS,
AN OFFICER OF THE UNITED STATES
OF AMERICA

By: [SEAL]

Its: Asst./Secretary

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
CONTAINED IN 38 C. F. R. 36.4345 (F)
BY:
TITLE:

CORPORATE SEAL

On this date before me personally appeared

,

Pursuant to a delegation of authority contained
In 38 C.F.R. Section 36.4345(f), to me known
To be the person who executed the foregoing
Instrument on behalf of the Secretary of Veterans
Affairs, and acknowledged that he executed the
Same as the free act and demand of said Secretary.

In Witness Whereof, I have hereunto set my hand
And affixed my official seal in the State of
Texas aforesaid, this 13th day of
May, 2011.

NOTARY PUBLIC STATE OF TEXAS
CINDY TON
My Commission Expires
June 18, 2011

Notary Public
My commissions Expires:

[NOTARIAL SEAL]

Exhibit "A"
Legal Description

ALL THAT CERTAIN PARCEL OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

TRACT I: A PORTION OF A TRACT OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, LOCATED ON CLAY LICK ROAD BEING PART OF THE SAME PARCEL OF LAND CONVEYED TO FRED E. GOBLE AND WIFE, MARY GOBLE BY WARRANTY DEED FROM HARRY H. RILEY, ET AL., WHICH IS REFERRED TO AS TRACT I OF SAID DEED, RECORDED IN BOOK 5009, PAGE 890 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT (POST) ON THE SOUTHERLY MARGIN OF CLAY LICK ROAD, THENCE IN A SOUTHWESTERLY DIRECTION FOR APPROXIMATELY 975 FEET TO A CORNER POST REPRESENTING THE SOUTHERLY CORNER OF THE ORIGINAL TRACT 1; THENCE N. 37 DEGREES 15' E. 300 FEET TO A POINT; THENCE N. 43 DEGREES 25' E. 335 FEET TO A PIN; THENCE N. 2 DEGREES 35' E. TO A POINT OF BEGINNING, AND BEING A TRIANGULAR PARCEL OF LAND.

TRACT II: LOCATED AND LYING IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A PLANTED CORNER STONE THE SAME BEING G.C. CARNEY'S SOUTHEAST CORNER, AND IN THE BOUNDARY LINE OF THE C.A. TRAWICK LAND AND BEING A CORNER TO THE ORIGINAL RILEY FARM, AND RUNNING THENCE S. 10 DEGREES W. 1485 FEET TO A STAKE (AND CROSSING CLAY LICK ROAD); THENCE S. 28 DEGREES 30' W. 601 FEET TO A TREE; THENCE N. 3 DEGREES 30' E. 710 FEET TO A POINT IN THE NORTHERLY MARGIN OF THE CLAY LICK ROAD AND IN FENCE LINE; THENCE S. 82 DEGREES E. 276 FEET TO POINT OF BEGINNING.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, BY DEED FROM J. PHILLIP JONES, SUBSTITUTE TRUSTEE, AS SET FORTH IN DEED INST 20100222-0013273, RECORDED 2/22/2010, DAVIDSON COUNTY RECORDS.

Tax ID: 022-00-0-109.00

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries