03

Bally Title

This instrument prepared by:

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

File # 11-04755

BILL GARRETT, Davidson County
Trans:T20110052954 DEEDWARR
Recvd: 08/29/11 09:22 3 pgs
Fees:18.00 Taxes:277.50
20110829-0066405

NON-WARRANTY DEED

****

SEND TAX BILLS TO:

Jay W. Beauchene

61 Cypress

Wetumpka, AL 36092

****

PROPERTY ADDRESS:

4008 Calumet Drive, Antioch, TN 37013

****

MAP PARCEL NUMBERS: 150140A03000C0

****

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,** does hereby transfer and convey unto **Jay W. Beauchene**("Grantee"), its successors and assigns, whose mailing and Grantee address is 61 Cypress, Wetumpka, AL 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, 4008 Calumet Drive, Antioch, TN 37013

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,
Bank of America N.A., successor by merger to
BAC Home Loans Servicing, L.P., FKA Countrywide Home Loans Servicing, L.P
Pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

Printed Name and Title Sandra Colgrove/Assistant Vice President

STATE OF TEXAS

COUNTY OF COLLIN

On this date, before me personally appeared Sandra Colgrove/Asst VP 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 24th day of August, 2011.

Notary Public

My Term Expires: _____

My County of Residence: Collin

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 $75,000.00.

Sandra Colgrove/Assistant Vice President Affiant

Subscribed and sworn to before me this the 24th day of August, 2011

Notary Public

My Commission Expires: _____

JUDITH L CASEY
My Commission Expires
January 23, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Calumet Subdivision, Phase 2, of record in Plat Book 7900, Page 367, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Secretary of Veterans Affairs by Deed recorded 5/12/2011, as Instrument No. 20110512-0036387, in the Register's Office for the Clerk of Davidson County, Tennessee.

Commonly Known as: 4008 Calumet Drive, Antioch, Tennessee 37013

Tax Parcel No.: 150140A03000C0

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