SPECIAL WARRANTY DEED

MIG13-0664

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 20 DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-11-15
(AFFIX SEAL)

LAURA D PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Drive, Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry McFalls	Mortgage Investors Group	
664 Piccadilly Row (ADDRESS)	8320 East Walker Springs Lane (ADDRESS)	149-02B-026.00CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SECRETARY OF VETERANS AFFAIRS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JERRY MCFALLS, * hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* a married man

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Piccadilly Square, Phase II, of record in Plat Book 6250, Pages 92, 93 & 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Keith Miller, married by Warranty Deed from Robert D. Speller and wife, Karen P. Speller of record in Instrument No. 20081117-0113515, Register's Office for Davidson County, Tennessee, dated October 15, 2008 and recorded on November 17, 2008.

Being the same property conveyed to the Secretary of Veterans Affairs by Substitute Trustee's Deed from ReconTrust Company, N.A., Substitute Trustee of record in Instrument No. 20121105-0101527, Register's Office for Davidson County, Tennessee, dated October 30, 2012 and recorded on November 5, 2012.

BILL GARRETT, Davidson County
Trans: T20130024710 DEEDWARRSP
Recvd: 03/27/13 10:33 2 pgs
Fees: 13.00 Taxes: 388.50
20130327-0029923

unimproved ( )
This is improved (X) property, known as: 664 Piccadilly Row, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st day of March, 2013.

THE SECRETARY OF VETERANS AFFAIRS An officer of the United States of America By the Secretary's duly authorized property Management contractor, Vendor Resource Management Pursuant to a delegation of authority found at 38 C.F.R 36.4345 (f)

STATE OF Texas
COUNTY OF Dallas

On this the ~~18th~~ 19th day of March, 2013, before me personally appeared Ashley Brent, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the ASP of Secretary of Veterans Affairs, the within named bargainor and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of March, 2013.

Notary Public

My Commission Expires:

(SEAL)

JA'COBY STENNETT
Notary Public, State of Texas
My Commission Expires
April 29, 2014

RETURN TO:

HOMELAND TITLE, INC.

~~2012 21st Avenue South~~
~~Nashville, Tennessee 37212~~

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067