This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1028-002

STATE OF Tennessee)
COUNTY OF Williamson)
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 10th day of April, 2013.

Notary Public
My Commission Expires: 9-27-2015
(Seal)

BILL GARRETT, Davidson County
Trans:T20130029518 DEEDWARRSP
Recvd: 04/11/13 09:51 2 pgs
Fees:13.00 Taxes:536.50
20130411-0035825

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Ibrahim Yacoub and Nadia Girgis 208 Maxwell Place Antioch, TN 37013	Pinnacle Bank 150 3rd Ave South Ste 900 Nashville, TN 37201	176 01 0B 039.00

SPECIAL WARRANTY DEED
(Corporation)

The Secretary of Veterans Affairs, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Ibrahim Y Yacoub and Nadia F Girgis, husband and wife, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 117 ON THE FINAL PLAT FOR MAXWELL PLACE PUD., OF RECORD IN INSTRUMENT NO. 20050418-0042714 AND SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20050614-0067855, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to The Secretary of Veterans Affairs by Substitute Trustee's Deed filed September 19, 2012 and recorded at Instrument 20120919-0085054 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 208 Maxwell Place, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto their heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 14th day of February 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)

BY: _____

ITS: Ashley Brent, AVP

Certificate of Acknowledgment

State of Texas
County of Denton)ss.

Personally appeared before me, the undersigned Notary Public, Ashley Brent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 14th day of February 2013.

_____
Notary Public

My commission expires:

4/7/2015
(Seal)

NEONESHIA STOVALL
Notary Public, State of Texas
My Commission Expires
April 07, 2015