VA Form 26-6440a (CG) - Revised May 1998
Section 1820 Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO.	PROPERTY ADDRESS	
34 13 230.00	214 EDGEMEADE DRIVE	MADISON, TN 37115
SEND TAX NOTICES TO:	THIS INSTRUMENT PREPARED BY:	
VA (263) 110-9th Ave S, Nashville, TN 37203	Ronald H Dooley, Atty, VARO, Nashville, TN 37203	

20-20-6-0438303
20-20-7-0013346

BOOK 11547 PAGE 879

SPECIAL WARRANTY DEED

THIS DEED, between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is U.S. Department of Veterans Affairs, Washington, D.C. 20420, hereinafter called Grantor, and
CYNTHIA J. McCRARY, A SINGLE PERSON
whose address is
214 EDGEMEADE DRIVE
MADISON, TN 37115 hereinafter called Grantee(s).

WITNESSETH. That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto the said Grantee(s) and Grantee's heirs or successors and assigns, that certain property described as follows:

Located in Madison, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Edgemeade Farm Subdivision of record in Book 3600, Page 69, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Being the same property conveyed to the Grantor herein by deed recorded simultaneously herewith.

Commonly known as: 214 Edgemeade Drive, Madison, TN 37115

5433 06/29 0101 00:HECK 275.52

This conveyance is made subject to the following:
1999 Davidson County taxes.

Being the same property conveyed to Grantor by deed from Robert M. Wilson, Jr., Successor-Trustee, dated February 24, 1999, of record in Book 11371, Page 511, in the Register's Office of Davidson County, Tennessee.
MORTGAGEE: Department of Veterans Affairs

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee(s) and the heirs or successors and assigns of said Grantee(s), forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it.

Grantor does further covenant and bind himself/herself and his/her successors, to warrant and forever defend the title to the said Grantee(s) and the heirs or successors and assigns of said Grantee(s), against the lawful claims of all persons claiming the same by through, or under Grantor.

IN WITNESS WHEREOF, Grantor, this 25th day of June , 1999 , has caused this instrument to be signed on Grantor's behalf by the undersigned employee, being thereunto duly appointed, qualified and acting pursuant to title 38, United States Code, sections 212 and 1820 and title 38, Code of federal Regulations, sections 36.4342 and 36.4520, pursuant thereto, as amended, and who is authorized to execute this instrument.

0605313
IDENTIF. & REFERENCE

99 JUN 29 PM 1:27
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

The Secretary of Veterans Affairs

*By William H Field (SEAL)
WILLIAM H. FIELD
Title Acting Loan Guaranty Officer

Witness:

*_____

*_____

VETERANS AFFAIRS REGIONAL OFFICE
NASHVILLE, TN Phone 615-736-5241

Authorization pursuant to a delegation of authority contained in VA Regulations (38 C.F.R. 36.4342d)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11547 PAGE 880

Before me personally appeared
WILLIAM H. FIELD , Acting Loan Guaranty Officer ,
to me known to be the person who executed the foregoing instrument in behalf of the Secretary of Veterans Affairs, who, being by me duly sworn, stated that he/she an employee of the Department of Veterans Affairs, a Department of the United States Government, is duly authorized to execute this deed on behalf of said Secretary, and acknowledged that he/she voluntarily executed the same as the free act and deed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 25th day of June , 1999.

My commission expires 04/15/2002

MARTHA J. MUNN

Notary Public

(Official Title)

NOTARY PUBLIC LAWRENCE COUNTY TENN. MARTHA J. MUNN

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

*Print, typewrite, or stamp name of the employee executing this instrument: also names of witnesses and officer taking acknowledgment immediately underneath such signatures.

Note.--If the entire consideration is paid, delete language from (1) to (1a).

STATE OF TENNESSEE, DAVIDSON COUNTY,

Register's Office, _____ , _____ .

I, _____, Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No._____, Page _____; that they were received _____, at _____ o'clock _____ M., and entered in Note Book _____, Page _____.

BETTY M. RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, DAVIDSON
I or we hereby swear or affirm that the actual consideration or value of property transferred, whichever is greater, is $ 1,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Cynthia J. McCrary

Subscribed and sworn to before me this 28th day of June, 1999

Betty M. Richardson

Notary Public or Register

My Commission Expires MAY 28, 2003

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

CYNTHIA J. McCRARY

_____

STATE OF TENNESSEE

_____ **COUNTY**

Register's Office

Received for record the _____ **day of** _____ **A.D.** _____ **,**

at _____ **o'clock** _____ **M. Noted in Note Book** _____ **,**

page _____ **, and recorded in Book of Deeds** _____ **,**

Vol. _____ **, page** _____

Fee paid, $ _____

Witness my hand,

_____, **Register.**

State tax ..... **$** _____

Clerk's fee ..... **$** _____

_____

Total ..... **$** _____

Paid _____ **day of** _____ **,** _____

_____, *Clerk.*

When recorded mail to--

_____

626259

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11547 PAGE 881

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

060513
IDENTIF. & REFERENCE

99 JUN 29 PM 1:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	71600.00
CON TX	264.92
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	275.92
CHECK	275.92

06/29/99 01 13:33 0001 5633

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484105