VA Form 26-6440a (CG) - Revised October 1999
Section 1820 Title 38, U.S.C.

**TENNESSEE**

| INFORMATION FOR TAX ASSESSOR | | |
|---|---|---|
| TAX PARCEL NO.<br>98 5 140 | PROPERTY ADDRESS<br>5306 HUNTERS POINT COURT | HERMITAGE, TN 37076 |
| SEND TAX NOTICES TO:<br>VA (264) 110-9th Avenue South, Nashville, TN 37203 | THIS INSTRUMENT PREPARED BY:<br>Ronald H Dooley, Atty, VARO, Nashville, TN 37203 | |

20-20-2-0379395
20-20-4-0013474

# SPECIAL WARRANTY DEED

BOOK 11754 PAGE 346

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
JOHN A. WHITE AND WIFE, BRENDA G. WHITE
whose address is
113 E. Harbor Drive
Hendersonville, TN 37076 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 HERMITAGE, County of DAVIDSON, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 41A on the plan of zone lot division Lots 38, 41, and 43, Hunters Point Subdivision, of record in Book 5200, Page 736, as amended in Book 6250, Page 319, Register's Office for said County. Said Lot No. 41A fronts 65.72 feet on the southwesterly margin of Hunters Point Court and extends back 111.15 feet on the northeasterly line and 186.39 feet on the southwesterly line to a dead line in the rear, measuring 84.82 feet thereon.

This conveyance is made subject to the following:

See ADDENDUM for Restrictions.

Being the same property conveyed to Grantor by deed from Tennessee Housing Development Agency dated May 19, 1999, of record in Book 11484, Page 910, 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 18th day of November, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

The Secretary of Veterans Affairs

*By _____ (SEAL)
JAY LOVORN
Title 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

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Before me personally appeared
JAY LOVORN , 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 18th day of November , 1999.

My commission expires 04/15/2002

*Martha J. Munn
MARTHA J. MUNN

Notary Public
(Official Title)

[OFFICERS HAVING SEAL MUST EXPRESS 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 _____

_____

STATE OF TENNESSEE, Sumner COUNTY.

I or wehereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 62,612.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Brenda G. White
Affaint

subscribed and sworn before me this 23rd day of Nov. 1999.

Sherry V. Wood
Notary Public or Register

My commission expires 7-25-2000

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

JOHN A. WHITE AND WIFE,
BRENDA G. WHITE

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

ADDENDUM

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1 2000 Davidson County taxes.
2 Plan of record in Book 5200, Page 736, as amended in Book 6250, Page 319, shows a 30 foot minimum building setback line from Hunters Point Court, a 10 foot easement for public utility and drainage purposes along the northeasterly and southerly rear lines of said lot, with an overhang easement across front portion.
3 Subject to Restrictions and Notes on Plan of Record in Book 6250, Page 319, said Register's Office for Davidson County, Tennessee.
4 Subject to common wall and driveway.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

0660428
REFERENCE
99 NOV 23 PM 2:09
REGISTER
DAVIDSON COUNTY, TN.
4536 11/23 0101 02CHECK 246.25

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11754 PAGE 349

| | | |
|---|---|---|
| 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 |

0660428

REFERENCE

99 NOV 23 PM 2:09

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 62500.00 |
| CON TX | 231.25 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 246.25 |
| CHECK | 246.25 |

11/23/99 01 14:11 0001 4536

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1542174