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

Instr:200001280009197 Page: 1 OF 3
REC'D FOR REC 01/28/2000 10:30:17AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $335.22

PICK-UP TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO.	PROPERTY ADDRESS	
148 14 2	3928 CREEKSIDE DRIVE	NASHVILLE, TN 37211
SEND TAX NOTICES TO:	THIS INSTRUMENT PREPARED BY:	
VA (264) 110-9th Avenue South, Nashville, TN 37203	Ronald H Dooley, Atty, VARO, Nashville, TN 37203	

20-20-6-0434545
20-20-7-0013520

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
TANDRA MOORE, A SINGLE PERSON
whose address is
3928 CREEKSIDE DRIVE
NASHVILLE, TN 37211 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 NASHVILLE , County of DAVIDSON , State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Locustwood, Section 5, as of record in Book 2663, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is made subject to the following:

See ADDENDUM for Restrictions.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss , Substitute Trustee, dated February 11, 1999 , of record in Book 11383, Page 184 , 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 7th day of January , 2000 , 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.

The Secretary of Veterans Affairs

*By _____ (SEAL)
JA 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

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 7th day of January ,2000.

My commission expires 04/15/2002

*Martha J. Munn
MARTHA J. MUNN

Notary Public
(Official Title)

[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 _____

_____

MORRIS W. RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, DAVIDSON COUNTY.
I or wehereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 90,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Tandra Moore
Affaint

Subscribed and sworn before me this 28th day of January , 2000.

Morris W Richardson
Notary Public or Register

My Commission Expires MAY 28, 2003

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
TANDRA MOORE, A SINGLE PERSON

_____

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

Restrictions:

1 **2000 Davidson County taxes.**

2 **The Plan of record in Book 2663, Page 43, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, an 80 foot minimum building setback line from Creekside Drive, a 10 foot public utility easement on the rear lot line, and a 1.5 x 15 foot utility anchor easement on the southwesterly front corner of said lot.**

