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

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO.	PROPERTY ADDRESS	
53 14 35.11D 85270	1404 MOHAWK TRAIL	MADISON, TN 37115
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	

PICK-UP

20-20-6-0434249
20-20-7-0013540

Instr:200002240018165 Page: 1 OF 3
REC'D FOR REC 02/24/2000 12:21:23PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $307.10

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
MARTIN CRUM AND WIFE, TANYA CRUM
whose address is
1253 Fernbank 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. 14 on the Plan of Nawakwa Hills POWWOW, Addition, Section No. 1 as of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete 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 August 18, 1999 , of record in Book 11641, Page 286 , 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 16th day of February , 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 R. Wayne Brindley (SEAL)
R. WAYNE BRINDLEY
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

Before me personally appeared R. WAYNE BRINDLEY, 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 16th day of February, 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 _____

_____

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

_____
Affaint

subscribed and sworn before me this _____ day of _____, _____.

_____
Notary Public or Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53.000

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF February 2000.

_____
Deputy Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
MARTIN CRUM AND WIFE,
TANYA CRUM

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 843, Page 79, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, and a 1 ft. reserved strip along rear property line. Mortgage Loan Inspection dated April 25, 1994 by John Kohl & Company shows neighbor's fence encroaching slightly onto subject property along a portion of the southeasterly lot line and neighbor's gravel drive encroaching slightly onto subject property along a portion of the northeasterly line.**