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	
65 13 A 89	4052 PEPPERWOOD DRIVE	ANTIOCH, TN 37013
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	

20-20-6-0455513
20-20-7-0013557

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
JANNIE C. GRAY, A SINGLE PERSON
whose address is
4809 Manassas Drive
Brentwood, TN 37027 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 ANTIOCH , County of DAVIDSON , State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Number 499 on the Plan of Peppertree Forest, P.U.D. Section eight, of record in Plat Book 7900, Page 652, Register's Office for said County, to which reference is made for a more complete description.

Instr:200003090024428 Page: 1 OF 3
REC'D FOR REC 03/09/2000 1:34:27PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $307.99

This conveyance is made subject to the following:

See ADDENDUM for Restrictions.

Being the same property conveyed to Grantor by deed from Joe M. Kirsch , Substitute Trustee, dated January 27, 1999 , of record in Book 11319, Page 672 , 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 3rd day of March , 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 3rd day of March ,2000.

My commission expires 04/15/2002

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

*MARTHA J. MUNN

Notary Public

(Official Title)

*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, Davidson COUNTY.
I or wehereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 93,241.00 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 8th day of March, 2000.

Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JANNIE C. GRAY, 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 **Restrictive covenants of record in Book 8757, Page 607, and as amended at Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698, and Book 9455, Page 801, Register's Office of Davidson County, Tennessee.**

3 **All matters shown on Plat of record in Book 7900, Page 652, Register's Office of Davidson County, Tennessee.**

4 **By-Laws of Peppertree Forest Homeowner's Association, Inc. of record in Book 8757, Page 623, Register-s Office of Davidson County, Tennessee.**

5 **Charter of Peppertree Forest Homeowner's Association, Inc. of record in Book 8757, Page 639, Register's Office of Davidson County, Tennessee.**

6 **Party wall(s) situated partly on the subject property and partly on adjoining properties.**