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	
71 4 191	2108 JONES CIRCLE	NASHVILLE, TN 37207
SEND TAX NOTICES TO:	THIS INSTRUMENT PREPARED BY:	
VA, c/o SMG, Inc., 9325 Midlothian Tnpk, Richmond, VA 23235	Ronald H Dooley, Atty, VARO, Nashville, TN 37203	

PICK-UP

20-20-4-0006890
20-20-4-0013591

Instr:200004140037766 Page: 1 OF 3
REC'D FOR REC 04/14/2000 12:17:41PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $148.00

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 J. CRUM AND WIFE, TANYA M. 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 NASHVILLE , County of DAVIDSON , State of Tennessee, to-wit:

See ADDENDUM for Legal Description.

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 September 28, 1999 , of record in Book 11686, Page 725 , 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 11th day of April , 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)
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 11th day of April ,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, Davidson COUNTY.
I or wehereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 40,000 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 14 day of April , 2000 .

Notary Public or Register

Special Warranty Deed

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

Legal Description:
Being Lot No. 173 on the Map of Joywood Heights, Section I, as of record in Book 1130, Page 91, Register's Office for said County, and described as follows: Beginning at a point in the northwesterly margin of Jones Circle at the corner of Lots 172 and 173; thence with the line between said lots, northwesterly 321.4 feet to a point; thence westerly 24.7 feet to a point; thence southerly 160 feet to a point, a corner of Lots 173 and 174; thence with the line between said lots southeasterly 230.5 feet to the margin of Jones Circle, thence with the margin of the same, northeasterly 50 feet to the point of beginning.

Restrictions:
1 **2000 Davidson County taxes.**
2 **The plan of record in Book 1130, Page 91, said Register's Office, shows an owner's certificate a 35 foot minimum building setback line from Jones Circle and a 10 foot easement for public utility purposes along the rear line of said Lot, a 75 foot easement for TVA transmission line running through the northeast corner of said lot, a 20 foot sanitary sewer easement along the northwesterly corner and across the rear northerly quadrant of the lot and a 10 foot temporary construction easement parallel to the sanitary sewer easement, restrictions have not been violated thereof.**