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

TENNESSEE

PICK-UP

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO.	PROPERTY ADDRESS	
86 12 68.00	4121 WOODWAY LANE	HERMITAGE, TN 37076
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	

20-20-6-0447855
20-20-7-0013625

Instr:200005100047313 Page: 1 OF 2
REC'D FOR REC 05/10/2000 12:51:02PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $327.82

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
RUSSELL A. BABCOCK AND WIFE, LETICIA M. BABCOCK
whose address is
4121 WOODWAY LANE
HERMITAGE, 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:

BEING Lot No. 87, Section 6 on the Plan of Valley Grove Subdivision of record in Plat Book 5200, Page 583, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Commonly known as: 4121 Woodway Lane, Hermitage, TN 37076

This conveyance is made subject to the following:

2000 Davidson County taxes.

Being the same property conveyed to Grantor by deed from Robert M. Wilson, Jr., Substitute Trustee, dated September 1, 1999, of record in Book 11653, Page 127, 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 9th day of May, 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)
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

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 9th day of May ,2000.

My commission expires 04/15/2002

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Martha J. Munn

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 _____

My Commission Expires MAY 28, 2003

_____

STATE OF TENNESSEE, Davidson COUNTY.

I (we) hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 88,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Russell A Babcock

Affaint

Subscribed and sworn before me this 10th day of May, 2000

Monie W Richardson

Notary Public or Register

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

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

RUSSELL A. BABCOCK AND WIFE, LETICIA M. BABCOCK

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