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	
05911027700	733 PAIGE 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	

20-20-2-0380726
20-20-4-0013630

SPECIAL WARRANTY DEED

Instr:200005190050373 Page: 1 OF 3
REC'D FOR REC 05/19/2000 11:19:21AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $251.60

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
LELAND D. WATTS, A MARRIED PERSON
whose address is
6744 QUIET LANE
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 NASHVILLE , County of DAVIDSON , State of Tennessee, to-wit:

Being Lot No. 17 on the Plan of Paige Villa, as of record in Plat Book 6250, Page 557, said Register's Office, to which plan reference is hereby made for a more complete description.

This conveyance is made subject to the following:

See ADDENDUM for Restrictions.

Being the same property conveyed to Grantor by deed from FIRSTAR BANK, N.A. , dated October 25, 1999 , of record in Book 11733, Page 611 , 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 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 Sovorn
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 16th day of May ,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 whereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 68,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

subscribed and sworn before me this 17TH day of MAY, 2000.

Notary Public or Register

Expires 11-29-03

JESSE K. WATTS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
LELAND D. WATTS, A MARRIED 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 Subject to restrictions reflected in the Plan of Record in Book 6250, Page 557, shows a 10 foot Public Utility and Drainage Easement along the rear line of said lot (southerly and westerly margins), a 5 foot Public Utility and Drainage Easement along the southeasterly line of said lot and a 2.5 x 30 foot utility Anchor Easement located in the Northwesterly front corner of said lot. Minimum Building Setback Line to be determined by Metro Zoning.