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

PICK-UP

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO.	PROPERTY ADDRESS	
90 12 A 5	604 BASSWOOD STREET	NASHVILLE, TN 37209
SEND TAX NOTICES TO: James P. Schrauger Tina M. Schrauger, 604 Basswood Street, Nashville, TN 37209	THIS INSTRUMENT PREPARED BY: Ronald H Dooley, Atty, VARO, Nashville, TN 37203	

20-20-6-0404328

[Instr:200007060066797 Page: 1 OF 3
REC'D FOR REC 07/06/2000 8:52:05AM
RECORD FEE: $15.00
T. TAX: $0.00 T. TAX: $294.06

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 James P. Schrauger, etux, Tina M. Schrauger
whose address is
604 BASSWOOD STREET
NASHVILLE, TN 37209
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 Joe M. Kirsch , Substitute Trustee, dated January 5, 2000 , of record in Instr. No. 200001130004678 , in the Register's Office of DAVIDSON County, Tennessee.

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 29th day of June , 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 30th day of June ,2000.

My commission expires 04/15/2002

* Martha J. Munn
MARTHA J. MUNN
Notary Public
(Official Title)

NOTARY PUBLIC LAWRENCE CO. TENN.
OFFICERS GIVING 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 $ 79,473.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

J. Hunter Moore
Affaint
subscribed and sworn before me this 6th day of July, 2000.
Brandi M. Weeks
Notary Public ~~or Register~~

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
TINA M. SCHRAUGER

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

20-20-6-0404328

ADDENDUM

Legal Description:
Being all of Unit No. 5 and private elements of Unit No. 5 on the Plan of Lot No. 1, Harbor Village Estates, a Horizontal Property Regime, of record in Plat Book 8250, Page 36, amended in Book 8250, Page 37, said Register's Office, to which plan reference is hereby made for a more particular description of said property.

Restrictions:

1 2000 Davidson County taxes.

2 Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 7675, Page 804, and a Supplemental and Amendment to Master Deed of Record in Book 8402, Page 569, Register's Office of Davidson County, Tennessee.

3 By-Laws of Harbor Village Homeowner's Association, Inc. of record in Book 7675, Page 837, Register's Office of Davidson County, Tennessee.

4 All matters shown on Plat recorded in Book 8250, Page 36, as amended in Book 8250, Page 37, Register's Office of Davidson County, Tennessee.

5 Sewer Easement as set forth in instrument recorded in Book 3506, Page 535, Register's Office of Davidson County, Tennessee.

6 Right-of-Way Easement as set forth in instrument recorded in Book 4314, Page 615, Register's Office of Davidson County, Tennessee.