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	
72 9 245	1018 DELMAS AVE	NASHVILLE, TN 37216
SEND TAX NOTICES TO:	THIS INSTRUMENT PREPARED BY:	
Jim DeVault, 4595 Dry Fork Rd, Whites Creek, TN 37189	Ronald H Dooley, Atty, VARO, Nashville, TN 37203	

20-20-6-0449343

SPECIAL WARRANTY DEED

Instr:200007120069235 Page: 1 OF 2
REC'D FOR REC 07/12/2000 4:00:13PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $136.90

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
JIM DEVAULT AND WIFE, PAM DEVAULT
whose address is
4595 DRY FORK RD
WHITES CREEK, TN 37189

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 the Easterly 1/2 of Lot 40, Map of East Hill Addition, as recorded in Book 332, Page 33, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 40 fronts 50 feet on the South side of Delmas Avenue and runs back between parallel lines 191 feet more or less to a dead line.

This conveyance is made subject to the following:

1. 2000 Davidson County Taxes.
2. All matters shown on Plat recorded in Book 332, Page 33, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Joe M. Kirsch , Substitute Trustee, dated August 25, 1999 , of record in Book 11639, Page 756 , 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 10th day of JULY , 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 10th day of JULY ,2000.

My commission expires 07/28/01

WILLIAM H. FIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

William H Field

WILLIAM H FIELD

NOTARY PUBLIC

(Official Title)

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

My Commission Expires JULY 28, 2001

*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 $ 37,000 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 12th day of July, 2000.

Notary Public or Register

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

JIM DEVAULT AND WIFE, PAM DEVAULT

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