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 8 130	2013 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	

20-20-2-0363675
20-20-4-0013694

Instr:200007310075362 Page: 1 OF 3
REC'D FOR REC 07/31/2000 2:11:21PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $162.80

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
CHARLES GUNSELMAN AND WIFE, TERESA GUNSELMAN
whose address is
1107 General McArthur Drive
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:

See ADDENDUM for Legal Description.

PICK-UP

This conveyance is made subject to the following:

See ADDENDUM for Restrictions.

Being the same property conveyed to Grantor by deed from Tennessee Housing Development Agency, dated November 12, 1999 , of record in Book 11759, Page 391 , 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 25th 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 R. Wayne Brindley (SEAL)
R. WAYNE BRINDLEY
Title Acting 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
R. WAYNE BRINDLEY , Acting 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 25th day of July ,2000.

My commission expires 04/15/2002



* 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 _____

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 $ 44,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Connie Johnson
Affaint

subscribed and sworn before me this 31st day of July, 2000.

Brandi M. Wells
Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
CHARLES GUNSELMAN AND WIFE,
TERESA GUNSELMAN

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:
Land in Davidson County, Tennessee, Being Lot No. 155 on the Map of Joywood Heights, Section 1 of record in Book 1130, Page 91, Register's Office for said county, to which reference is made for a more complete description.

Restrictions:
1 2000 Davidson County taxes.
2 Subject to a 35 foot minimum building setback line from Jones Circle as reflected on plat of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.
3 Subject to a 10 foot public utility and drainage easement along the rear and the Northerly margin of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.