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

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO. 053 030 104.00	PROPERTY ADDRESS 1405 BERRY STREET	OLD HICKORY, TN 37138
SEND TAX NOTICES TO: 111 Indian Camp Court, Murfreesboro, TN 37129	THIS INSTRUMENT PREPARED BY: Ronald H Dooley, Atty, VARO, Nashville, TN 37203	

20-20-6-0399696

Instr:200008300085561 Page: 1 OF 3
REC'D FOR REC 08/30/2000 9:03:20AM
RECORD FEE: $15.00
M. 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
ANDREW C. Mc TAGGART AND WIFE, DIANE R. Mc TAGGART
whose address is
111 Indian Camp Court
Murfreesboro, TN 37129 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 OLD HICKORY , 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 Clifford D. Pierce, Jr. , Substitute Trustee, dated March 2, 1999 , of record in Book 11387, Page 199 , 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 25th day of August , 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.

Hershel W. Gober
Acting Secretary of Veterans Affairs

*By _____ (SEAL)
J. 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 25th day of August ,2000.

My commission expires 04/15/2002

*MARTHA J. MUNN

Notary Public

(Official Title)

OFFICER'S 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, Montgomery COUNTY.
I or wehereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 44,000.00 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 28 day of August, 2000.

Notary Public or Register

Commission Expires 4-15-03

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
ANDREW C. Mc TAGGART AND WIFE,
DIANE R. Mc TAGGART

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

20-20-6-0399696

ADDENDUM

Legal Description:
Land in Davidson County, Tennessee, being Lot No. 130, on the plan of E.I. Dupont Demours & Company's Subdivision, Village of Old Hickory, Section "C", as of record in Plat Book 1424, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Restrictions:
1 2000 Davidson County taxes.
2 Subdivision restrictions, building lines and easements of record in Book 1424, Page 66, in the Register's Office of Davidson County, Tennessee.
3 Rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments and any matters not of record which would be disclosed by an accurate survey and inspection of the premises.