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

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO. 59 5 125	PROPERTY ADDRESS 3048 BUENAVIEW BLVD NASHVILLE, TN 37218	
SEND TAX NOTICES TO: VA, c/o SMG, Inc., 9325 Midlothian Tnpk, Richmond, VA 23235	THIS INSTRUMENT PREPARED BY: Ronald H Dooley, Atty, VARO, Nashville, TN 37203	

20-20-6-0389317
20-20-7-0013728

PICK-UP

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
RHONDA FRAZIER ANTHONY, A MARRIED PERSON
whose address is
3048 BUENAVIEW BLVD
NASHVILLE, TN 37218
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.

Davidson County DEEDWARR
Recvd: 09/05/00 09:45 3pgs
Fees:15.00 Taxes:240.50
20000905-0087242

This conveyance is made subject to the following:

See ADDENDUM for Restrictions.

Being the same property conveyed to Grantor by deed from TN Housing Development Agency , , dated March 9, 1999 , of record in Book 11384, Page 490 , 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 29th 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)
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 29th day of August ,2000.

My commission expires 04/15/2002

MARTHA J. MUNN

Notary Public

(Official Title)

MARTHA J. MUNN NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

*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, COUNTY.
I or wehereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 65,000.00 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 5th day of Sept. 2000.

Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
RHONDA FRAZIER ANTHONY,
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

20-20-6-0389317

ADDENDUM

Legal Description:
Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Buena Vista Estates, Section 4, as of record in Book 4300, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Restrictions:

1 2000 Davidson County taxes.
2 Subject to restrictions of record in Book 4484, Page 533, in the Register's Office for Davidson County, Tennessee.
3 Subject to exceptions shown on the plan of record in Book 4300, Page 81, ROD Davidson County, Tennessee, as follows: 30 ft. setback line from Buenavista Blvd., a 10 ft. public utility and drainage easement along the northerly rear line and a 2.5 ft. x 30 ft. anchor easement along the southeasterly line.
4 Neighbors fence is encroaching on subject property along the westerly side line.
5 Driveway on adjacent lot is encroaching on subject property along the easterly line.
6 Fence serving subject property is encroaching on adjacent property along the northerly rear line.