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	
72-07-0-134.00	1303 MC GAVOCK PIKE	NASHVILLE, TN 37216
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	

20-20-6-0459310
20-20-7-0013733

Davidson County DEEDWARR
Recvd: 09/12/00 15:49 3pgs
Fees:15.00 Taxes:186.85
20000912-0090596

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
WILLIAM E. VAN BUREN, A SINGLE PERSON
whose address is
1303 MC GAVOCK PIKE
NASHVILLE, TN 37216
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 Arnold M. Weiss , Substitute Trustee, dated November 18, 1999 , of record in Instr No. 199912140302718 , 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 5th day of September , 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)
Joy 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 5th day of September ,2000.

My commission expires 04/15/2002

*MARTHA J. MUNN

Notary Public

(Official Title)

(OFFICERS HAVING SEAL
WILL 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 $ 50,500.00 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 12th day of Sept., 2000.

Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
WILLIAM E. VAN BUREN, A SINGLE 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

20-20-6-0459310

ADDENDUM

Legal Description:
Land in Davidson County, Tennessee, being the easterly parts of Lots Nos. 1 and 2 and part of Lot No. 2-A on the map of R. M. Dudley's Subdivision, as of record in Book 974, Page 8, Register's Office of said County, described according to a survey made by Lewis D. Justice, Surveyor, March 22, 1948, as follows: Beginning at a point on the northerly margin of McGavock Road, 124 feet easterly from the intersection of the northerly margin of said road and easterly margin of a 5 foot reserved strip lying on the easterly side of Oxford Avenue; thence with the northerly margin of said McGavock Road easterly 114.5 feet to the westerly margin of 15 foot alley; thence with the westerly margin of said alley northerly 83 feet to the southwest corner of a part of said Lot No. 2-A conveyed to Chester Walker by deed from C.E. Walker and wife, of record in Book 714, Page 497, Register's Office for said County, thence with the westerly line of said Chester Walker lot, northerly 85 feet to the northwest corner of said lot, said point being in the northerly line of said Lot No. 2-A, thence with the northerly line of said Lot No. 2-A, westerly 95.7 feet to a stake; thence southerly 190 feet to the point of beginning.

Restrictions:
2000 Davidson County taxes.