Please Return to: CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY ST. #112
GOODLETTSVILLE, TN 37072

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO. 59 08; 215.00	PROPERTY ADDRESS MARY D. MONDIE 204 MILL STATION COURT	NASHVILLE, TN 37207
SEND TAX NOTICES TO: CTX MORTGAGE COMPANY 204 Mill Station Court, Nashville, TN 37207 801 94th Avenue North, St. Petersburg, FL 33702	THIS INSTRUMENT PREPARED BY: Ronald H Dooley, Atty, VARO, Nashville, TN 37203	

20-20-6-0415564

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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
MARY D. MONDIE , an unmarried woman,
whose address is
204 MILL STATION COURT
NASHVILLE, TN 37207 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: 11/03/00 09:19 3pgs
Fees:15.00 Taxes:455.99
20001103-0109211

This conveyance is made subject to the following:

See ADDENDUM for Restrictions.

Being the same property conveyed to Grantor by deed from Clifton E. Darnell , Substitute Trustee, dated May 11, 2000 , of record in Instrument No. 200005240051852 , 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 October , 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 25th day of October, 2000.

My commission expires 04/15/2002

*Martha J. Munn

MARTHA J. MUNN

Notary Public

(Official Title)

[OFFICERS HAVING 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, DAVIDSON COUNTY.
I or wehereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 123,240.00 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 31st day of October, 2000.

Notary Public or Register

Commission expires: 10-25-03

NOTARY PUBLIC AT LARGE

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

MARY D. MONDIE

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

20-20-6-0415564

ADDENDUM

Legal Description:
Being Lot Number 68 on the Plan of Claymille Station-Phase Three, of record in Plat Book 6900, at Page 648, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
*See Below for Derivation

Restrictions:

1 2000 Davidson County taxes.
2 Any and all matters including but not limited to notes, easements, building set backs, restrictions and certifications as contained on the Plat of said subdivision of record in Plat Book 6900, Page 648, Register's Office of Davidson County, Tennessee.
3 Covenants, Conditions and Restrictions contained in instrument of record in Book 7546, Page 658, in the Register's Office of Davidson County, Tennessee.
4 Deed of Conveyance for sanitary sewer in Book 7681, Page 537, and in Book 7893, Page 399, in the Register's Office of Davidson County, Tennessee.
5 Deed of Conveyance for water main in Book 7681, Page 586, and in Book 7893, Page 314, in the Register's Office of Davidson County, Tennessee.
6 Said property may be subject to supplemental and/or corrected assessment pursuant to T.C.A. Section 67-5-603.

* Being the same property conveyed to Secretary of Veterans Affairs, Washington, D.C., by deed from Clifton E. Darnell, as Substitute Trustee, of record in Instrument No. 200005240051852, Register's Office for Davidson County, Tennessee.

mdm