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	
04405004000	336 KEETON AVENUE	OLD HICKORY, TN 37138
SEND TAX NOTICES TO:	THIS INSTRUMENT PREPARED BY:	
CHL, Attn: Tax Dept SV-24, POB 10211, Van Nuys, CA 91410-0211	Ronald H Dooley, Atty, VARO, Nashville, TN 37203	

20-20-6-0444194
20-20-7-0013859

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
LELAND D. WATTS, A SINGLE PERSON
whose address is
6744 Quiet Lane
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 OLD HICKORY , County of DAVIDSON , State of Tennessee, to-wit:

See ADDENDUM for Legal Description.

Davidson County DEEDWARR
Recvd: 03/06/01 12:52 3pgs
Fees:15.00 Taxes:212.75
20010306-0021086

This conveyance is made subject to the following:

2001 Davidson County taxes.

Being the same property conveyed to Grantor by deed from Robert M. Wilson, Jr. , Substitute Trustee, dated March 16, 2000 , of record in Instr. No. 200003200028096 , 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 22nd day of February , 2001 , 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.

Anthony J. Principi
The Secretary of Veterans Affairs

*By _____ (SEAL)
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 22nd day of February ,2001.

My commission expires 04/15/2002

*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, Shelley Stapleton, 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 $ 875.00 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 27 day of February, 2001

Shelley Jo Stapleton
Notary Public or Register

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY
My Commission Expires JAN 31, 2004

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
LELAND D. WATTS, 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

20-20-6-0444194

ADDENDUM

Legal Description:
Land in Davidson County, Tennessee, Being the northwesterly 72 feet of Lot No. 51 on the unrecorded map of Scenic View Subdivision, and being designated as Lot "Y" on a map of a resubdivison of certain Lots in said subdivision, and described as follows:

BEGINNING at a point in the southwesterly margin of Keeton Avenue, 28 feet northwest of the common corner of Lots No. 51 and 52, being 1,107.2 feet northwest from a concrete monument set near the intersection of Hillman Place; thence southwesterly parallel to the line between Lots No. 51 & 52, 165 feet to a point; thence northwesterly 72 feet to the corner of Lots No. 50 & 51; thence with the line between said lots, northeasterly 165 feet to the margin of Keeton Avenue; thence with the margin of said Avenue, southeasterly 72 feet to the point of beginning.

Commonly known as: 336 Keeton Avenue, Old Hickory, TN 37138