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 | |
| 44 11 134 | 605 LAWRENCE STREET | 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 | |

20-20-6-0442688
20-20-7-0013946

# 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
RALPH A. EDWARDS AND WIFE, VELMA E. EDWARDS
whose address is
1221 Alfred Drive
Nashville, TN 37205 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:

Being Lot Number 73, Section "A" on the Plan of Village of Old Hickory, as of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is made subject to the following:

See ADDENDUM for Restrictions.

Being the same property conveyed to Grantor by deed from Joe M. Kirsch , Substitute Trustee, dated October 11, 2000 , of record in Instrument No. 20001016-0102639 , 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 27th day of April , 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.

Davidson County DEEDWARR
Recvd: 05/02/01 12:40 3pgs
Fees:15.00 Taxes:251.60
20010502-0044843

Anthony J. Principi
The Secretary of Veterans Affairs

*By _____ (SEAL)
J. Lovorn
Title Loan Guaranty Officer

Witness:

*_____

*_____

VETERANS AFFAIRS REGIONAL OFFICE
NASHVILLE, TN Phone 615-695-6382

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 27th day of April ,2001.

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).

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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 $ 68,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Tom Lovorn
Affiant

subscribed and sworn before me this 2nd day of May, 2001.

Tom R. Frazier
Notary Public or Register

**Special Warranty Deed**

**FROM**
**SECRETARY OF VETERANS AFFAIRS**
**TO**
**RALPH A. EDWARDS AND WIFE,**
**VELMA E. EDWARDS**

**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

# ADDENDUM

Restrictions:

1 ALL matters shown on Plat recorded in Book 1424, Page 68, Register's Office of Davidson County, Tennessee.

2 Restrictions and Easements as contained in Book 1975, Page 584, Register's Office of Davidson County, Tennessee.