FILE BOX 45

VA Form 26-6440a (CG) - Revised May 2001
Section 1820 Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO.	PROPERTY ADDRESS	
52-7-139	630 CENTER ST	MADISON, TN 37115
SEND TAX NOTICES TO:	THIS INSTRUMENT PREPARED BY:	
CHL., Attn: TaxDept SV-24, POB 10211, VanNUys, CA 01410-0211	Ronald H Dooley, Atty, VARO, Nashville, TN 37203	

20-20-6-0456241
20-20-7-0014031

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
Joni K. Cockrill
whose address is
516 Mary St.
Smyrna, TN 37167 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 MADISON , County of Davidson , State of Tennessee, to-wit:

See ADDENDUM for Legal Description

Davidson County DEEDWARR
Recvd: 07/16/01 10:07 3pgs
Fees:18.00 Taxes:301.55
20010716-0075072

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 January 23, 2001 , of record in 20010131-0009267 , 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 10th day of July , 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)
Thomas R. Jensen
Title Director

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
Thomas R. Jensen , Director ,
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 10th day of July ,2001.

My commission expires May 29, 2005

WILLIAM H. FIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

William H Field
WILLIAM H. FIELD
Notary Public
(Official Title)

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

My Commission Expires MAY 29, 2005

*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, 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 $ 81,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Joni K Cockrill
Affaint

subscribed and sworn before me this 13th day of July , 2001

Marie Bradford
Notary Public or Register

My Commission Expires 2/28/02

MARIE BRADFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
Joni K. Cockrill 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

ADDENDUM

FILE BOX 45

Legal Description:

BEING Lot No. 2 on the Plan of Hutchins Subdivision, of record in Plat Book 8250, Page 687, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Restrictions:

1. 2001 Davidson County Taxes
2. The Plan of record in Plat Book 8250, Page 397, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, certain notes, easements and setback lines. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, of record in Book 6391, Page 687, said Register's Office.