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 | |
| 8-63.00 | 7730 WHITES CREEK | JOELTON, TN 37080 |
| 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 | |

20-20-6-0451449
20-20-7-0014035

# 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
Stephen R. Guy and Wife, Rita D. Guy
whose address is
8471 Coopertown Rd
Joelton, TN 37080 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 JOELTON , County of Davidson , State of Tennessee, to-wit:

See ADDENDUM for Legal Description

This conveyance is made subject to the following:

1. 2001 Davidson County Taxes

Being the same property conveyed to Grantor by deed from Robert M. Wilson, Jr. , Substitute Trustee, dated March 12, 2001 , of record in 20010329-0030140 , 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 12th 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.

Davidson County DEEDWARR
Recvd: 07/23/01 11:48 3pgs
Fees:18.00 Taxes:314.60
20010723-0077725

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 12th day of July ,2001.

My commission expires May 29, 2005

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

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

My Commission Expires MAY 29, 2005

[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, 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, CHEATHAM COUNTY.
I or wehereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 85,028.00 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 19th day of July 2001.

Notary Public or Register

M. HEFFELFINGER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**Special Warranty Deed**

FROM
SECRETARY OF VETERANS AFFAIRS
TO
Stephen R. Guy and Wife,
Rita D. Guy

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

Legal Description:

Land in Davidson County, Tennessee, and being more particularly described according to a survey by John B. Kohl, III, dated June 27, 1994, as follows: BEGINNING at a point in the Northeasterly margin of Nashville and Springfield Road, now known as Whites Creek Pike, and being the common front corner to the Pons' property (Book 8014, Page 982, Register's Office for Davidson County, Tennessee); thence with the said Pons' line, Northeasterly 200 feet to a point; thence in a Southeasterly direction 250 feet to a point; thence in a Southwesterly direction 200 feet to a point in the margin of Whites Creek Pike, being the common front corner to Rose (Book 9110, page 707, Register's Office for Davidson County, Tennessee; thence with the margin of said road, 250 feet to the point of BEGINNING. Being the same property conveyed to the within named grantors by deed of record in Book 93994, page 364 Register's Office for said County.