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	
61/15/138.00	1217 SUNNYMEADE DR	NASHVILLE, TN 37216
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	

20-20-2-0328688
20-20-4-0014065

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
Christie Kraatz and Husband, Robert Kraatz
whose address is
1217 SUNNYMEADE DR
NASHVILLE, TN 37216 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: 08/10/01 11:23 3pgs
Fees:18.00 Taxes:240.50
20010810-0086269

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 May 4, 2000 , of record in 200005050045481 , 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 7th day of August , 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 William H Field (SEAL)
William H. Field
Title Acting 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
William H. Field , Acting 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 7th day of August ,2001.

My commission expires November 30, 2002

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Glenda M Webb
Glenda M. Webb

Notary Public
(Official Title)

*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

Christina Kraatz
Robert Kraatz

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 $ 61000 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 10th day of August 2001.

Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
Christie Kraatz and Husband,
Robert Kraatz

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, being Lot No. 76 and the easterly 20 feet of Lot No. 77 of Block "D" on the map of Sunnymeade, as of record in Book 947, pages 56 and 57; Register's Office for said County, described as follows: SAID LOT No. 76 and the easterly 20 feet of Lot No. 77 front together 70 feet on the northerly side of Sunnymeade Avenue and run back between parallel lines, 140 feet to a dead line. BEING the same property conveyed to Arnold Lee Anderson by Quitclaim Deed of record as shown at Book 9487, Page 981 on October 7, 1994 in the Register's Office of Davidson County, Tennessee.