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	
161-6-211	723 TOBYLYNN DR	NASHVILLE, TN 37211
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	

20-20-6-0392751
20-20-7-0014072

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
Vicky S. Crawford a Single Person
whose address is
723 TOBYLYNN DR
NASHVILLE, TN 37211 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

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 August 10, 2001 , of record in 20001002-0097460 , 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 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.

Davidson County DEEDWARR
Recvd: 08/17/01 14:43 3pgs
Fees:18.00 Taxes:302.67
20010817-0089290

Anthony J. Principi
The Secretary of Veterans Affairs

*By _____ (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 10th 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

STATE OF TENNESSEE, Davidson COUNTY.
I or whereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 84,801.62 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 17th day of August, 2001.

Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
Vicky S. Crawford 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

Legal Description:

Situate in the 6th Civil District of Davidson County, Tennessee, and being Lot No. 157 on the plan of Section Two, Huntington Park as of record in Book 4175, Page 108, Register's Office for Said County. Said Lot No. 157 fronts 84.00 feet on the southwesterly margin of Tobylynn Drive and extends back 132.75 feet on the northwesterly line and 127.65 feet on the southeasterly line, to a dead line in the rear, measuring 92.65 feet.

Restrictions:

1. 2001 Davidson County Taxes
2. Subject to any matters shown on the plat of record in Book 4175, Page 108, Register's Office for Davidson County, Tennessee, including a 30-foot minimum building setback line from Tobylynn Drive; a 10-foot public utility and drainage easement along the rear of said lot; and a 25' x 2.5' utility anchor easement on the northwest corner of said lot. Said setback line has not been violated and any future violation will not cause a forfeiture or reversion of title. Subject to easement for TVA lines in Book 2338, Page 226, and to easement in favor of First Suburban Water Utility District of Davidson County for sanitary sewers and/or storm drainage in Book 4435, Page 41. The easement does not restrict or interfere with the use of the buildings or improvements on the property and the buildings and improvements do not encroach upon the easement. Subject to restrictions of record in Book 4393, Page 383. Said restrictions have not been violated and any future violation will not cause a forfeiture or reversion of title.