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 | |
| 72-02-80 | 3703 BURRUS ST | NASHVILLE, TN 37214 |
| SEND TAX NOTICES TO: | THIS INSTRUMENT PREPARED BY: | |
| CHL, TAX DEPT SV-24, POB 10211, VAN NUYS, CA 91410-2011 | ATLANTA RLC, DECATUR, GA 30033-4023 | |

20-20-6-0413512
20-20-7-0014162

# 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
DONNA DARLENE STEWART
whose address is
3703 BURRUS ST
NASHVILLE, TN 37214

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: 12/18/01 12:06 3pgs
Fees:18.00 Taxes:247.90
20011218-0139534

This conveyance is made subject to the following:

See ADDENDUM

Being the same property conveyed to Grantor by deed from CLIFTON E. DARNELL , Substitute Trustee, dated DECEMBER 20, 2000 , of record in NASHVILLE , 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 13TH day of DECEMBER , 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.

The Secretary of Veterans Affairs

*By _____ (SEAL)
Thomas H. Buffton, Jr.
Title Assistant Loan Guaranty Officer

Witness:

*_____

*_____

VETERANS AFFAIRS REGIONAL OFFICE
DECATUR, GA Phone 888-768-2132

Authorization pursuant to a delegation of authority contained in VA Regulations (38 C.F.R. 36.4342d)

STATE OF GEORGIA

COUNTY OF DEKALB

Before me personally appeared Thomas H. Buffton, Jr., Assistant 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 13TH day of DECEMBER, 2001.

My commission expires July 1, 2005

DAIMA JACKSON NOTARY PUBLIC DEKALB COUNTY, GEORGIA

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Daima Jackson

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, 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 $ 67,682.00 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 18th day of Dec, 2001.

L. Chandler, Dep Reg

Notary Public or Register

**Special Warranty Deed**

**FROM**

**SECRETARY OF VETERANS AFFAIRS**

**TO**

**DONNA DARLENE STEWART**

**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

Land in Davidson County, Tennessee, near Nashville, being Lot No. 104 and the Northerly part of Lot No. 105 on the map of E.B. Craig's Subdivision of the Crownover Property, as of record in Book 894, Pages 640 and 641, Register's Office for said County, described as follows: Beginning at a point in the Westerly margin of Burrus Street, 60 feet North of the North margin of Ben Allen Road, being the common corner of Lots 104 and 105, thence with line between lots, and along said line extended, Westerly 202 feet 2 inches to a point in the Easterly margin of Masonic Home Road; thence with the margin of said Road, Northerly 71 feet 2 inches to the corner of Lots 105 and 107: thence with the line between said Lots, and the line between Lots 103 and 104, Southeasterly 254 feet 10 inches to the Westerly margin of Burrus Street; thence with the margin of said strEet. Southwesterly 51 feet to the point of beginnning.

Included in the above desription, but expressly excluded therefrom is the following described property: Land in Davidson County, Tennessee, being part of Lot No. 104 and the Northerly part of Lot No. 105 on the Map of E.B.Craig's Subdivision of the Crownover Property, as of record in Book 894, Pages 640 and 641, Register's Office for Davidson County.

Beginning at the Northwest corner of Lot No. 106, said point also being of the present Eastern margin of Ben Allen Road; thence in an Easterly direction with the Northern lot line of Lot No. 106 for a distance of 114.83 feet, more or less, to a point being the Northeast corner on Lot No. 105; thence in a Southerly direction with the Eastern lot line of Lot No. 105 for a distance of 38.51 feet, more or less, to a point on a curve, said point lying on the proposed Northern margin of Ben Allen Road; thence with the proposed Northern margin of Ben Allen Road in a Southerly and Easterly direction along a curve to the left, having a radius of 868 feet and a central angle of 1 degree, 55 minutes, 45 seconds for a distance of 29.23 feet more or less to the Southern lot line of Lot No. 104; thence in a Westerly direction with the Southern lot line for a distance of 89.13 feet, more or less, to the present Eastern margin of Ben Allen Road; thence in a Northwesterly direction with the present Eastern margin of Ben Allen Road for a distance of 72.45 feet, more or less, to the point of beginning, containing approximately 4,576 square feet. Being the same property conveyed to the within named Grantor by deed of even date, which instrument is being recorded simultaneously herewith.

RESTRICTIONS

Easements of record in Book 5152, page 257, Register's Office for Davidson County, Tennessee.