Return to: Gullett, Sanford, Robinson & Martin, PLLC
230 Fourth Avenue North, 3rd Floor
Nashville, TN 37219

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

CL 44

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 148-150-01-86	PROPERTY ADDRESS 2738 MOSSDALE DRIVE NASHVILLE, TN 37217
SEND TAX NOTICES TO: CHL, TAX DEPT SV-24 POB 10211, VAN NUYS, CA 91410-0211	THIS INSTRUMENT PREPARED BY: Atlanta RLC, Decatur GA 30033-4023

20-20-6-0428224
20-20-7-0014168

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 DORRENCE STOVALL and KELLY E. TAYLOR STOVALL *wife,
whose address is
2738 MOSSDALE DRIVE
NASHVILLE, TN 37217

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 'A' for Legal Description

Davidson County DEEDWARR
Recvd: 12/31/01 13:13 3pgs
Fees:18.00 Taxes:468.05
20011231-0145001

This conveyance is made subject to the following:

See ADDENDUM

Being the same property conveyed to Grantor by deed from JOE M. KIRSCH, Substitute Trustee, dated MAY 23, 2001, 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 19TH 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.

Anthony J. Principi

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 18TH day of DECEMBER , 2001.

My commission expires _____

EDWIN H. DUNHAM NOTARY PUBLIC CLAYTON C GEORGIA

Notary Public
My Commission Expires March 7, 2003

* _____

NOTARY PUBLIC

(Official Title)

[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).

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 whereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 126,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kelly E. Taylor Stovall
Affiant

subscribed and sworn before me this 27th day of December, 2001.

Notary Public or Register

commission 10/25/03

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
DORRENCE STOVALL
KELLY E. TAYLOR

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

CL 44

20-20-6-0428224

ADDENDUM "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Edge-O-Lake, Section III, of record in Book 3600, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Secretary of Veterans Affairs by deed from Joe M. Kirsch, Substitute Trustee, of record as Instrument No. 20010525-0054808, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

1. All matters shown on Plat recorded in Book 3600, Page 82, Register's Office for Davidson County, Tennessee.

2. Restrictions and Easements as contained in Book 3818, Page 728, Rehgister's Office for Davidson County, Tennessee.

TBS

KES