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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 11903003700	PROPERTY ADDRESS 123 DODGE DR NASHVILLE, TN 37210
SEND TAX NOTICES TO: 811 PATRICIA DRIVE, NASHVILLE, TN 37217	THIS INSTRUMENT PREPARED BY: Atlanta RLC, Decatur GA 30033-4023

Prepared by & Return to:
CUMBERLAND TITLE OF HENDERSONVILLE
181 E. MAIN STREET, SUITE 3
HENDERSONVILLE, TN 37075

20-20-6-0471962

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

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
RICHARD A. HARGROVE and JUANITA HARGROVE
whose address is
811 PATRICIA DR
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: 08/19/02 10:21 3pgs
Fees:18.00 Taxes:257.15
20020819-0099818

This conveyance is made subject to the following:

SEE ADDENDUM

Being the same property conveyed to Grantor by deed from I. DYKE TATUM , Substitute Trustee, dated MARCH 26, 2002 , of record in 20020326-0036553 , 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 17TH day of JULY , 2002 , 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)

20-20-6-0471962

ADDENDUM 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF CRESCENT HEIGHTS, OF RECORD IN BOOK 2331, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 8, WHICH IS A CORNER LOT, FRONTS 98.66 FEET ON THE SOUTHWESTERLY MARGIN OF DODGE DRIVE AND FRONTS 114.33 FEET ON THE NORTHWESTERLY MARGIN OF STIRTON ROAD, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 31.42 FEET, AND EXTENDS BACK 105.95 FEET ON THE NORTHWESTERLY LINE AND 114.8 FEET ON THE SOUTHWESTERLY LINE TO A POINT OF INTERSECTIONS.

Being the same property conveyed to SECRETARY OF VETERANS AFFAIRS by deed from Timothy C. Webb and wife, Shanda Webb as of record in Instrument 20020326-0036553, Register's Office for said County.

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 17TH day of JULY, 2002.

My commission expires July 1, 2005

REBECCA MANNING MY COMMISSION EXPIRES JULY 1 2005 DEKALB COUNTY, GEORGIA NOTARY PUBLIC

* Rebecca Manning

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, Sumner COUNTY.
I or wehereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 69,500 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 July, 2002

Notary Public or Register

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires April 10, 2004

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

RICHARD A. HARGROVE

JUANITA HARGROVE

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