VA Form 26-6440a (CG) - Revised October 1999
Section 1820 Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 176 5B 30	PROPERTY ADDRESS 216 WILDGROVE COURT ANTIOCH, TN 37013
SEND TAX NOTICES TO: CHL, Attn: Tax Dept SV-24, POB 10211, Van Nuys, CA 91410-0211	THIS INSTRUMENT PREPARED BY: Ronald H Dooley, Atty, VARO, Nashville, TN 37203

20-20-6-0456477
20-20-7-0013936

Davidson County DEEDWARR
Recvd: 05/09/01 14:37 2pgs
Fees:11.00 Taxes:410.70
[redacted]
20010509-0048277

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
MICHAEL H. WOODKE, A MARRIED PERSON
whose address is
5817 Fireside Drive
Brentwood, TN 37027 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 ANTIOCH , County of DAVIDSON , State of Tennessee, to-wit:

Being Lot No. 125 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Page 885, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

This is improved property also known as 216 Wildgrove Court, Antioch, TN 37013

This conveyance is made subject to the following:

See ADDENDUM for Restrictions.

Being the same property conveyed to Grantor by deed from Michael J. Philbin , Substitute Trustee, dated August 21, 2000 , of record in Instrument No. 20000927-0095765 , 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 April , 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)
Lovorn
Title Loan Guaranty Officer

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)

Davidson County DEEDWARR
Recvd: 08/21/02 15:04 3pgs
Fees:17.00 Taxes:0.00
20020821-0101392

Witness: **RE-RECORD**

*_____

*_____

10644

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared
Jay Lovorn , 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 19th day of April ,2001.

My commission expires 04/15/2002



*Martha J. Munn
MARTHA J. MUNN

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 $ 111,000.00 which amount is equal to or greater than the amount which the property transferred would commend at a fair voluntary sale.

Affaint

subscribed and sworn before me this 3rd day of May 2001.

Brandi M. Wells
Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
MICHAEL H. WOODKE, A MARRIED 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

Restrictions:

1. 2001 Davidson County Taxes
2. The Plan of record in Book 6900, Page 885, said Register's Office, shows an Owner's Certificate. A 20 foot minimum setback line from Wildgrove Drive, 20 feet from rear and 5 feet from side lines and a 20 foot easement for landscape and public utility and drainage along the rear and a 15 foot public utility and drainage easement along the front line of said lot.
3. A 2.5 x 25 foot utility anchor easement located on the southeast corner of said lot.
4. Subject to restrictions of record in Book 7932, Page 648 and corrected at Book 9616, Page 470 and Book 9616, Page 477, and amended in Book 9678, Page 187, and Book 9678, Page 213, said Register's Office, but omitting any covenants or restriction based on race, color, religion, sex, handicap, familial status of national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not descriminate against handicapped persons.