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

**TENNESSEE**

| INFORMATION FOR TAX ASSESSOR | | |
|---|---|---|
| TAX PARCEL NO. | PROPERTY ADDRESS | |
| XX091.06-147 | 5807 COUCH DR. | NASHVILLE, TN 37209 |
| SEND TAX NOTICES TO: | THIS INSTRUMENT PREPARED BY: | |
| CHL, TAX DEPT SV-24, POB 10211, VAN NUYS, CA 91410-0211 | Atlanta RLC, Decatur GA 30033-4023 | |

Return to:

Fearnley and Califf, PLLC
211 Donelson Pike, Ste. 2
Nashville, TN. 37214

20-20-6-0448833

Davidson County DEEDWARR
Recvd: 10/25/02 08:05 3pgs
Fees:18.00 Taxes:194.62

20021025-0130674

# 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
PATRIOT PROPERTIES , LLC
whose address is
566 ROSEDALE AVE.
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 'A' for Legal Description

This conveyance is made subject to the following:

SEE ADDENDUM

Being the same property conveyed to Grantor by deed from ROBERT M. WILSON, jR. , Substitute Trustee, dated MARCH 13, 2002 , of record in 20020328-0038187 , 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 9TH day of SEPTEMBER , 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)

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 9TH day of SEPTEMBER, 2002.

My commission expires July 1, 2005

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

* 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).

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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 $ 52,600.00 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 11TH day of SEPTEMBER, 2002.

Notary Public or Register

JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

**Special Warranty Deed**

**FROM**
**SECRETARY OF VETERANS AFFAIRS**
**TO**
**PATRIOT PROPERTIES**

**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 'A'

BEING LOT NUMBER 61 ON MAP OF WEST PARK ADDITION, AS OF RECORD IN BOOK 2330, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT FRONTS 52 FEET ON THE SOUTHERLY SIDE OF COUCH DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.
BEING THE SAME PROPERTY CONVEYED TO HELEN C. TOMASULO, MARRIED BY DEED OF EVEN DATE HEREWITH FROM FRANCES V. LAUGHTER, A WIDOW, AS OF RECORD IN BOOK 10267, PAGE 599, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.