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	
52.01-A1-127	127 COVENTRY WOODS DR	MADISON, TN 37115
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	

Davidson County DEEDWARR
Recvd: 01/31/03 16:19 3pgs
Fees:18.00 Taxes:242.35

20030131-0014052

20-20-6-0464444
20-20-7-0014722

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
ISAIAH L DUNSON AND WALLENA DUNSON
whose address is
2415 MADERA CIRCLE #33
PORT HUENEME, CA 93041 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 MADISON , 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 JOE M. KIRSCH , Substitute Trustee, dated JANUARY 23, 2002 , of record in 20020205-0016021 , 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 14TH day of JANUARY , 2003 , 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 Acting 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 , Acting 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 14TH day of JANUARY ,2003.

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).

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 $ 65,500 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

subscribed and sworn before me this 31st day of January, 2003.

J. Chandler DP
Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
ISAIAH L DUNSON
WALLENA DUNSON

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 UNIT 127, ON THE PLAN OF COVENTRY WOODS, PHASE 1, OF RECORD IN PLAT BOOK 6200, PAGE 200, AND MORE SPECIFICALLY SET OUT IN EXHIBIT A OF RECORD IN BOOK 6966, PAGE 370, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.