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	
19-032.13-032.00	4312 WINTERBROOK ROAD	NASHVILLE, TN 37207
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	

20-20-6-0438491
20-20-7-0014781

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
C BRADLEY SIMMONS
whose address is
870 CRAINTOWN ROAD PO BX 97
PERRYVILLE, KY 40468 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: 02/10/03 14:27 3pgs
Fees:18.00 Taxes:289.34
20030210-0018192

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 20020326-0036548 , 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 29TH 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 29TH day of JANUARY ,2003.

My commission expires July 1, 2005

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

_____

NOTARY PUBLIC STATE OF TENNESSEE

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 $ 78,200.00 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 10TH day of FEBRUARY, 2003.

Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
C BRADLEY SIMMONS

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'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 80 ON THE PLAN OF SECTION 2, TIMBERTRAIL, OF RECORD IN BOOK 5200, PAGE 333, REGISTER'S OFFICE FOR DAVIDSDON COUNTY, TENNESSEE.

SAID LOT NO. 80 FRONTS 71.1 FEET ON THE WESTERLY MARGIN OF WINTERBROOK ROAD AND EXTENDS BACK 168.0 FEET ON THE SOUTHERLY LINE AND 183.0 FEET ON THE NORTHERLY LINE OF TO A DEAD LINE IN THE REAR, MEASURING 83.8 FEET THEREON.