Prepared by: Veterans Affairs, Decatur, Ga.

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	
98-2-18	5204 LANA RENEE COURT	HERMITAGE, TN 37076
SEND TAX NOTICES TO:	THIS INSTRUMENT PREPARED BY:	
James A. Peplinski, 972 Sundance Dr, Freemont, CA 94539	Atlanta RLC, Decatur GA 30033-4023	

Owner

20-20-6-0455568

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
JAMES A. PEPLINSKI
whose address is
972 SUNDANCE DR
FREEMONT, CA 94539 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 HERMITAGE , County of DAVIDSON , State of Tennessee, to-wit:

See ADDENDUM 'A' for Legal Description

Davidson County DEEDWARR
Recvd: 08/18/03 16:55 3pgs
Fees:18.00 Taxes:407.28
20030818-0119590

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 AUGUST 23, 2002 , of record in 20020919-0114225 , 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 26TH day of MARCH , 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.

State of Tennessee
County of Wilson

I or whereby swear or affirm that the actual consideration for this transfer of value of property transferred, whichever is greater, is $110,077.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed & sworn before me this 24th day of July, 2003.

Witness:

* _____

* _____

Notary Public

TRACEY TRUMPHOUR
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Anthony J. Principi
The Secretary of Veterans Affairs

*By _____ (SEAL)
Thomas H Buffton, Jr
Title Loan Guaranty Officer

1-23-04

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 Bufford, Jr , 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 26TH day of MARCH ,2003.

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 _____

SHANNON C. SYLVESTER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 1, 2006

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 $ 110,000.00 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 30 day of March 2003.

Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JAMES A. PEPLINSKI

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'

LOT NUMBER 39, ON THE PLAN OF ROXBOROUGH SUBDIVISION, OF RECORD IN PLAT BOOK 5200, PAGE 63, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.
STREET ADDRESS: 5204 LANA RENEE COURT, HERMITAGE, TN 37076

Being the same property conveyed to Secretary of Veteran Affairs by deed from Joe M Kirsch, ST of record in Instrument Number 20020919-0114225, Register's OFfice for said COunty and State.

This conveyance is subject to any and all existing easements and restrictions of record.