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 | |
| 063-16-0-B-003.00 | 1508 AARONWOOD DRIVE | OLD HICKORY, TN 37138 |
| SEND TAX NOTICES TO: | THIS INSTRUMENT PREPARED BY: | |
| 118 SUN VALLEY DRIVE, MT JULIET, TN 37122 | Atlanta RLC, Decatur GA 30033-4023 | |

20-20-6-0467654

Davidson County DEEDWARR
Recvd: 08/19/03 14:31 3pgs
Fees:18.00 Taxes:446.59
20030819-0120184

# 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
EQUITY TRUST COMPANY CUSTODIAN and FBO RICHARD C. HUFFMAN IRA
whose address is
118 SUN VALLEY DR
MT JULIET, TN 37122 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 OLD HICKORY , 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 DENISE GRIFFIN , Substitute Trustee, dated FEBRUARY 5, 2003 , of record in 20030212-0019329 , 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 22ND day of JULY , 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)
William Gramigna
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
William Gramigna , 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 22ND day of JULY ,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).

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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, Wilson COUNTY.
I or wehereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 120,700.00 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 15th day of August, 2003.

Notary Public or Register

6-9-07

WENDY L. LOCKE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

**Special Warranty Deed**

**FROM**
**SECRETARY OF VETERANS AFFAIRS**
**TO**
**EQUITY TRUST COMPANY CUSTODIAN**
**FBO RICHARD C. HUFFMAN IRA**

**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 3 ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT), AS OF RECORD IN PLAT BOOK 6900, PAGES 550, 551, AND 552 AND CERTIFICATE OF CORRECTION IN BOOK 7642, PAGE 445, AND BY AMENDMENT TO CHANGE NAME IN BOOK 8181, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

RESTRICTIONS:

1. ALL MATTERS SHOWN ON PLAT OF RECORD IN BOOK 6900, PAGE 550, AS AMENDED IN BOOK 8181, PAGE 112, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

2. SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN BOOK 7462, PAGE 445 AND BOOK 8110 PAGE 401, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

3. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN BOOK 7351, PAGE 852, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

4. FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN BOOK 7451, PAGE 739, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

5. SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICITONS OF RECORD IN BOOK 8336, PAGE 393, REGISTER'S OFICE OF DAVIDSON COUNTY, TENNESSEE.

6. CHARTER OF CHITWOOD DOWNS HOMEOWNER'S ASSOCIAITON, INC. OF RECORD IN BOOK 7431, PAGE 204, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

7. EASEMENT(S) OF RECORD IN BOOK 2247, PAGE 75; BOOK 7460, PAGE 930; BOOK 7489, PAGE 515: BOOK 8007, PAGE 235; BOOK 8207, PAGE 276; BOOK 8657, PAGE 179; BOOK 8739, PAGE 991; BOOK 8951, PAGE 797; AND BOOK 11030, PAGE 740, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.