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	
LOT 21, BLK A, BK 974, PG 69	343 NEELYS BEND RD	MADISON, TN 37115
SEND TAX NOTICES TO: James E. Blunkall 1103 Gleaves Glen Drive, Mt. Juliet, TN 37122	THIS INSTRUMENT PREPARED BY: Atlanta RLC, Decatur GA 30033-4023	

052-01-0 099.00

20-20-6-0463452

FILE BOX 43

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
THOMAS S WALKER and JAMES E BLUNKALL
whose address is
364 CLAUDE CARROLL RD
HOHENWALD, TN 38462 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

Davidson County DEEDWARR
Recvd: 09/12/03 13:23 3pgs
Fees:18.00 Taxes:210.90
20030912-0134445

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 AUGUST 26, 2002 , of record in * 20020919-0114143 , in the Register's Office of DAVIDSON County, Tennessee. Instrument 20020826-0102895 and re-recorded in * See also ** in Addendum A

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 4TH day of SEPTEMBER , 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 4TH day of SEPTEMBER, 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 $ 57,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James E Blunkall
Affaint

subscribed and sworn before me this 11th day of September, 2003.

Notary Public or Register

My Commission Expires: 1/27/07

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
THOMAS S WALKER
JAMES E BLUNKALL

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. 21, BLOCK "A" ON THE MAP OF CRITTENDEN ESTATES, AS OF RECORD IN BOOK 974, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 21 FRONTS 89.5 FEET ON THE NORTH SIDE OF NEELY'S BEND ROAD AND RUNS BACK BETWEEN LINES, 165 FEET ON THE WESTERLY LINE, AND THE EASTERLY LINE RUNNING BACK ALONG THE WESTERLY MARGIN OF IDLEWILD AVENUE TO A DEAD LINE IN THE REAR MEASURING 52 FEET THEREON.

**Note to Derivation -

Deed of record in Book 9703, Page 440, said Register's Office, failed to indicate the status of Burnice Allison, who was deceased at time of conveyance from Lela Allison, unmarried to Franklin Hart Sanders, unmarried