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 314, PARCEL 128	276 SAILBOAT DR	NASHVILLE, TN 37217
SEND TAX NOTICES TO:	THIS INSTRUMENT PREPARED BY:	
205 WATAUGA PLACE, BRENTWOOD, TN 37027	Atlanta RLC, Decatur GA 30033-4023	

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

20-20-6-0454363

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
JING GUANG ZHENG and YING ZHENG
whose address is
205 WATAUGA PL
BRENTWOOD, TN 37027 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: 10/22/03 08:43 3pgs
Fees:18.00 Taxes:336.70
20031022-0155766

This conveyance is made subject to the following:

SEE ADDENDUM

Being the same property conveyed to Grantor by deed from ROBERT M. WILSON, JR. , Substitute Trustee, dated NOVEMBER 13, 2002 , of record in 20030211-0018583 , 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 10TH day of OCTOBER , 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 Grandigna

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 10TH day of OCTOBER ,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, Williamson COUNTY.
I or whereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 94,000.00 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 17th day of October, 2003.

Notary Public or Register exp. 5/29/05

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JING GUANG ZHENG
YING ZHENG

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

20-20-6-0454363

ADDENDUM 'A'

BEING LOT NUMBER 314 ON THE PLAN OF EDGE-O-LAKES ESTATES, SECTION 7, AS OF RECORD IN BOOK 3700, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NUMBER 314 FRONTS 80.0 FEET ON THE SOUTHERLY SIDE OF SAILBOAT DRIVE AND RUNS BACK BETWEEN LINES 150.0 FEET ON THE EASTERLY SIDE AND 110 FEET ON THE WESTERLY SIDE TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 100 FEET.
ALSO KNOWN AS: 276 SAILBOAT DRIVE, NASHVILLE, TENNESSEE 37217