New owner:

SIMPSON, James W.

VA Form 26-6440a - MAY 1968
Section 1820, Title 38, U.S.C.

Steve & Cheryl Kruse

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 5DU-70163	PROPERTY ADDRESS 3448 Donna Kay Drive, Nashville, Tennessee 37211
SEND TAX NOTICES TO: Loan Guaranty Officer (264) Veterans Administration Regional Office 110 9th Ave., South, Nashville, TN 37203	THIS INSTRUMENT PREPARED BY: Thomas M. Moore, Attorney VA Regional Office, Nashville, TN 37203

SPECIAL WARRANTY DEED

BOOK 5903 PAGE 70

THIS DEED, between the Administrator of Veterans' Affairs, an Officer of the United States of America, whose address is Veterans Administration, Washington, D. C. 20420, hereinafter called Grantor, and

STEPHEN R. KRUSE and wife, CHERYL J. KRUSE

whose address is Nashville, Tennessee

, 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, and State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 116, on the Plan of Addition to Greenwood Hills Section 3, of Record in Book 5200, Page 33, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description.

This conveyance is made subject to the following:

1. 1982 Metro Taxes.
2. Restrictive covenants of record in Book 5259, page 933, said Register's Office.
3. The Plan of record in Book 5200, page 33, said Register's Office shows an owner's certificate, 30-ft. setback line from Donna Kay Drive a 10-ft easement for public utility and drainage purposes along the north and rear lines of lot, and a 2.5 X 25-ft. utility anchor easement located on the south corner of lot.

BEING the same property conveyed to Grantor by deed from Mercantile Mortgage Company, dated September 10, 1981, of record in Book 5810, page 493, of the Register's Office for Knox County, Tennessee.

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 and his 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 June, 19 82, has caused this instrument to be signed in his name and on his behalf by the undersigned Loan Guaranty Officer, being thereunto duly appointed, qualified and acting pursuant to sections 212 and 1820 of Title 38, United States Code, and sections 36:4342 and 36:4520 of the Regulations pursuant thereto, as amended, and who is authorized to execute this instrument.

RUSH

Witness:

* 3.9.7 2 5 2

* IDENTIF. REFERENCE

JUN 25 12 33 PM '82

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN

* ROBERT P. NIMMO

As Administrator of Veterans' Affairs.

*By KENNETH L. HARVEY

Loan Guaranty Officer.

Veterans Administration Regional Office
Nashville TN Phone (615) 251-5243

Authorization pursuant to a delegation of authority contained in VA Regulations (38 C.F.R. 36.4342d)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared KENNETH L. HARVEY,

to me known to be the person who executed the foregoing instrument in behalf of ROBERT P. NIMMO

_____, as Administrator of Veterans' Affairs, who, being by me duly sworn, stated that he is a Loan Guaranty Officer of the Veterans Administration, an agency of the United States Government, and is duly authorized to execute this deed on behalf of said Administrator, and acknowledged that he voluntarily executed the same as the free act and deed of said Administrator.

BOOK 5903 PAGE 71

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 22nd day of June A. D. 1982

My commission expires January 22, 1984

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Sharon S. McWright

SHARON S. MCWRIGHT

Notary Public

(Official title)

*Print, typewrite, or stamp names of Administrator of Veterans' Affairs and Loan Guaranty Officer; 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, _____ COUNTY.

Register's Office, _____, 19__

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 _____, 19__, at _____ o'clock __M., and entered in Note Book __, Page _____

STATE OF TENNESSEE, Davidson COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of the property, whichever is greater, is $9,100.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 25th day of June, 82

B. Edwards

Notary Public or Register Dep. Reg.

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

STEPHEN R. KRUSE and wife,

CHERYL J. KRUSE

STATE OF TENNESSEE

DAVIDSON COUNTY

Register's Office

Received for record the _____ day of _____, A. D. 19__, 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 _____, 19__

_____, *Clerk.*

When recorded mail to—

560517

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5903 PAGE 72

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			59100.00- CO	
			153.66 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	160.16-
4763A	06/25/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.9.7.2.5.2

IDENTIF. REFERENCE

JUN 25 12 33 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 888430