WEBSTER, Gerald L.

VA Form 26-6440a - JAN 1982
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. [illegible]	PROPERTY ADDRESS 7019 Panama Drive Hermitage, Tennessee 37076
SEND TAX NOTICES TO: CITYFED MORTGAGE COMPANY 125 Belmont Drive, Somerset, NJ 08873	THIS INSTRUMENT PREPARED BY: Jerry D. Stringer, Attorney VARO, Nashville, Tennessee 37203

FILE BOX 3

SPECIAL WARRANTY DEED

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

KEVIN R. RANDOLPH SR. AND WIFE DONNA M. RANDOLPH

whose address is 116 Karen Ray Court
Antioch, Tennessee 37013

BOOK 7029 PAGE 663

, 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:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Dodson Heights Subdivision, as of record in Book 2900, Page 113, Register's Office for said County.

This conveyance is made subject to the following:

1. 1987 Metro Davidson County Taxes.
2. Restrictive covenants of record in Book 3130, Page 623, Book 3161, Page 279, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 2900, Page 113, said Register's Office, shows a 30 foot minimum building setback line from Panama Drive, and a 10 foot easement for public utilities along the south & southwest lines of said lot, and a utility anchor easement, 2.5 X 25 feet, located on the northeast corner of said lot, and a 5 foot easement for sewers and public utilities in which there is located an 18 inch sewer line with manhole thru the southerly portion of said lot.
5. The survey of the premises made by John Kohl, Surveyor, dated August 11, 1978, shows an asphalt drive and turnaround encroaches within the utility easement.
6. The survey of the premises made by John Kohl, Surveyor, dated August 11, 1978, shows the utility shed lies wholly within the sewer easement along the southerly portion of said lot.

Being the same property conveyed to Grantors by deed from Merrill Lynch Mortgage Corporation, dated January 24, 1986, of record in Book 6785, Page 912, in the Register's Office of Davidson 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/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 15th day of October, 1986, 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.

THOMAS K. TURNAGE
The Administrator of Veterans Affairs

*By [signature] [SEAL]
KENNETH L. HARVEY

Title Loan Guaranty Officer

VETERANS ADMINISTRATION REGIONAL OFFICE
NASHVILLE, TN Phone (615) 736-5243

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

Witness

* 5965

IDENTIFICATION REFERENCE

Nov 4 8 28 AM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

*

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7029 PAGE 664

Before me personally appeared KENNETH L. HARVEY, Loan Guaranty Officer,

to me known to be the person who executed the foregoing instrument in behalf of the Administrator of Veterans Affairs, who, being by me duly sworn, stated that he/she an employee 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/she voluntarily executed the same as the free act and deed of said Administrator.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 15th day of October A. D. 19 86

My commission expires 9/9/89

* Deborah L. Brecken

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, _____ 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 property transferred whichever is greater, is $46,600.00; 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 to before me this 22 day of Sept. 1986

Notary Public or Register

My Commission Expires Sept. 11, 1990

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS AFFAIRS

TO

KEVIN R. RANDOLPH SR., AND WIFE

DONNA M. RANDOLPH

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—

626259

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7029 PAGE 665

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

48605.10- CAPIT.
136.00 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 142.50-
1926A1 11/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

596 35

IDENTIFI REFERENCE

Nov 4 8 28 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 07999