BOOK 7160 PAGE 369 CASKEY, Howard E.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 33-4-F-43 CL	PROPERTY ADDRESS 519 Alta Loma Road Goodlettsville, Tennessee 37072
SEND TAX NOTICES TO Loan Guaranty Officer (264) Veterans Administration Regional Office 110 9th Avenue South, Nashville TN 37203	THIS INSTRUMENT PREPARED BY Jerry D. Stringer, Attorney VA Regional Office, Nashville TN 37203

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
BRIAN L. SHIPMAN AND WIFE TERESA L. SHIPMAN

whose address is 139 Hillsdale Drive
Hendersonville, Tennessee 37075 , 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 Goodlettsville, County of Davidson, State of Tennessee, to wit:
Land in Davidson County, Tennessee, being Lot No. 28 on the Map of Goodlettsville Heights, Section IV of record in Book 2133, Pages 43 and 44, Register's Office for said County, described as follows: Beginning at a point on the westerly margin of Alta Loma Road, said point being the common front corner of Lots Nos. 28 and 29; thence with the north line of Lot No. 29 westwarldy 325 feet to a point, said point being the common rear corner of Lots Nos. 28 and 29; thence northwardly 16.7 feet to a point; thence westwardly 26 feet to a point; thence northwardly 107 feet to a point, said point being the common rear corner of Lots Nos. 27 and 28; thence with the south line of Lot No. 27 eastwardly 350 feet to a point in the westerly margin of Alta Loma Road, said point being the common front corner of Lots Nos. 27 and 28; thence with said westerly margin of Alta Loma Road southwardly 117.8 feet to the point of begining.

This conveyance is made subject to the following:
1. 1987 Davidson County Taxes.
2. A 10-foot sanitary sewer easement granted to City of Goodlettsville, of record in Book 4956, Page 145, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 2133, Page 43, Register's Office for Davidson County, Tennessee, shows a 50-foot building setback line from Alta Loma Road, a 10-foot easement for public utilities along the rear line of premises and a 2.5 X 20-foot anchor easement located at the southeast front corner.

Being the same property conveyed to Grantors by deed from Third National Mortgage, dated 2/5/87, of record in Book 7155, Page 945, 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 5th day of March, 19 87 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 Kenneth L. Harvey [SEAL]
KENNETH L. HARVEY

Title Loan Guaranty Officer

Witness:

*

*

0 1 4 2 7

IDENTIFICATION REFERENCE

MAR 6 4 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7160 PAGE 370

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 5th day of March A. D. 19 87

My commission expires 9/9/89

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Deborah L. Beech

Notary Public
(Official title)

*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 $ 54,200. which amount is equal to or greater than the amount which the property transferred would command at a fair

Connie Johnson

Subscribed and sworn to before me this 6th day of March, 19 87

B Edwards

Notary Public or Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
BRIAN L. SHIPMAN AND WIFE
TERESA L. SHIPMAN

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 7160 PAGE 371

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01427.

IDENTIFICATION REFERENCE

Mar 6 4 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 54245