1,6 Box 34

WALKER, Ronald P.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Fld Bk 04D-60902 Map-Par 065-05-0 Par 001.00	PROPERTY ADDRESS 4860 Shasta Avenue AKA 4742 Kennysaw Drive Old Hickory, Tennessee 37138
SEND TAX NOTICES TO: Owners	THIS INSTRUMENT PREPARED BY Jerry D. Stringer, Attorney VA Regional Office, Nashville TN 37203

SPECIAL WARRANTY DEED

BOOK 7237 PAGE 809

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

BILLY E. RAINS AND WIFE JANET RAINS

whose address is Old Hickory, Tennessee 37138

, 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 Old Hickory, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 369 on the plat of Section Four, Sherwood Forest, of record in Book 4460, Pages 182 and 183, Register's Office for said County.

Said Lot No. 369, which is a corner lot, fronts 101.10 feet on the westerly margin of Shasta Drive and fronts 91.04 feet on the southerly margin of Kennysaw Drive, said frontages being joined by a curve having a length of 38.60 feet, and extends back 153.97 feet on the southerly line and 150.94 feet on the westerly line to a point of intersection.

This conveyance is made subject to the following:
1. 1987 Metro Davidson County Taxes.
2. Restrictive covenants contained in an instrument of record in Book 4704, Page 448, Register's Office, Davidson County, Tennessee.
3. The Plan of Record in Book 4460, Pages 182 and 183, said Register's Office, shows a 30 and 20-foot minimum building setback lines from Shasta Drive and Kennysaw Drive, respectively, and 10 and 7.5-foot easements for public utility and drainage purposes along the westerly and southerly lines of said lot, respectively.

Being the same property conveyed to Grantors by deed from Bancplus Mortgage Corp., dated February 3, 1987, of record in Book 7197, Page 442, 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 29th day of April, 1987, 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 _____ [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:

* _____

* _____

2.6.3.3.5.

IDENTIFICATION REFERENCE

MAY 15 12 45 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7237 PAGE 810

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 29th day of April A. D. 19 87

My commission expires 9/8/89

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Deborah A. Brooks

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 $ 62,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary

Billy E. Rains
Affiant

Subscribed and sworn to before me this 30 day of April, 1987

Barbara S. Webby
Notary Public or Register

7-17-88

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
BILLY E. RAINS AND WIFE
JANET RAINS

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 _____, 19__
_____ day of _____, Clerk.

When recorded mail to—

626259

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

RECEIVED OF _____

FOR _____

BOOK 7237 PAGE 811

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
			62000.00- CAMT.	
			173.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	180.10-
7716A05/15/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 6 3 3 5

IDENTIFICATION REFERENCE

MAY 15 12 45 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82248