PEDELTY, John T.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 136-13 127	PROPERTY ADDRESS 3109 Goodwin Drive Nashville,Tennessee 37217
SEND TAX NOTICES TO: First Tenn Bank Post Office Box 1000 Dept 417 Memphis, Tn. 38148	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
VERNON W. JOHNSON A SINGLE PERSON

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whose address is Nashville, Tennessee 37217

, 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:
Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Edge-O-Lake, Section 20A, as of record in Book 5200, Page 183, said Register's Office, to which plan reference is hereby made for a more complete description

This conveyance is made subject to the following:
1. 1988 Metro Davidson County Taxes.
2. Restrictive covenants, of record in Book 5460, Page 269, and Book 5496, Page 697, Register's Office for Davidson County, Tennessee.
3. The plan of record in Book 5200, Page 183, said Register's Office, shows a 20 ft. minimum building setback line from Goodwin Drive, a 10 ft. minimum building setback line from Lenora Ct. and an easement for public utility and drainage at the southwest corner.

Being the same property conveyed to Grantor by deed from The Lomas & Nettleton Company, dated October 31, 1987, of record in Book 7404, Page 621, in the Register's Office of Davidson County, Tennessee.

1316 03/31 0101 00CHECK 173.00

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 25th day of March, 19 88, 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.

7-21 1.8.

IDENTIFICATION REFERENCE

MAR 31 9 11 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Witness:

*_____

*_____

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)

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

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 25th day of March A. D. 19 88

My commission expires 9/9/89

* Deborah D. 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 $59,500 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Vernon W. Johnson
Affiant

Subscribed and sworn to before me this 29 day of March 1988

Notary Public or Register

7-12-88

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
VERNON W. JOHNSON
A SINGLE PERSON

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 ___

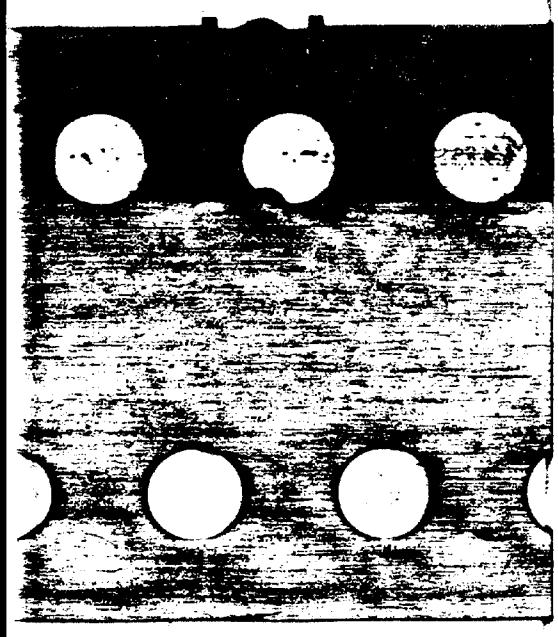
Fee paid, $ ____
Witness my hand,
____, Register.

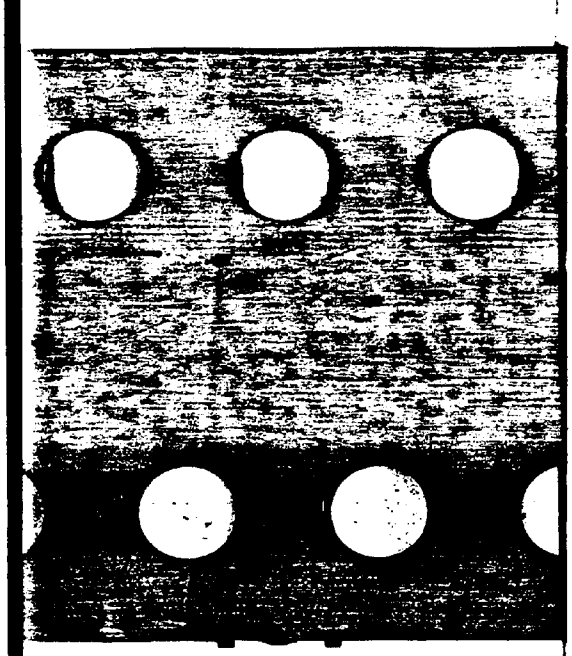
State tax ..... $ ____
Clerk's fee ..... $ ____
Total ..... $ ____

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 _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 59500.00
CON TX 166.60
PRFEE 0.50
WDEED 6.00
TOTAL 173.10
CHECK 173.10

03/31/88 01 09:15 0001 1316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 7 2 1 8

IDENTIFICATION REFERENCE

MAR 31 9 11 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75848