BOOK 7505 PAGE 327

PARKER, Delores J.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. M150-7-P205	PROPERTY ADDRESS 3212 Country Lawn Drive Antioch, Tennessee 37013
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

DR. JAMES L. FORTNER II AND WIFE MARY R. FORTNER

whose address is 1760 Tyne Blvd
Nashville, Tennessee 37215

, 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 Antioch, County of Davidson, State of Tennessee, to wit:
Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of The Country, Section V, as of record in Book 5200, Page 272, Register's Office for Davidson County, Tennessee.

Said Lot No. 182 fronts 81.18 feet on the westerly margin of Country Lawn Drive and extends back 125.0 feet on the northerly line and 140.0 feet on the southerly line to a dead line in the rear measuring 93.41 feet thereon.

This conveyance is made subject to the following:
1. 1988 Metro Davidson County Taxes.
2. Restrictive covenants contained in instrument of record in Book 5635, Page 547, Register' Office for Davidson County, Tennessee.
3. The Plan of record in Book 5200, Page 272, said Register's Office, shows a 20-foot minimum building setback line from Country Lawn Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot.

Being the same property conveyed to Grantors by deed from First Wachovia Mortgage Company, dated December 8, 1987, of record in Book 7424, Page 940, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: VETERANS ADMINISTRATION

0118 04/01 0101 03CHECK 268.30

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 28th 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.

Witness:

*

*

IDENTIFI REFERENCE 17647

APR 1 10 27 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

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 28th day of March A. D. 19 88

My commission expires 9/9/89

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Deborah L. 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 $ 93,500 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 30 day of March, 19 88

Notary Public or Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
DR. JAMES L. FORTNER II AND WIFE
MARY R. FORTNER

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 _____

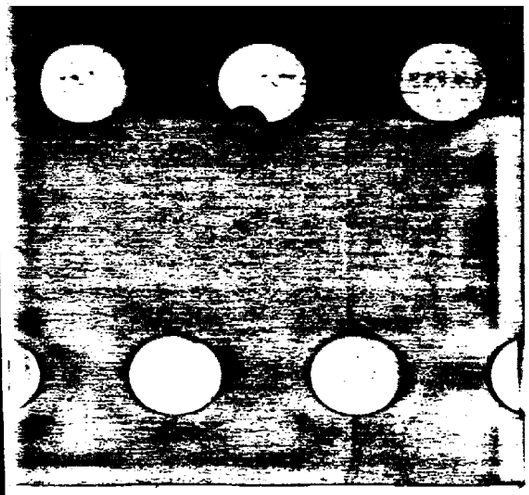
Fee paid, $ _____
Witness my hand, _____, Register.

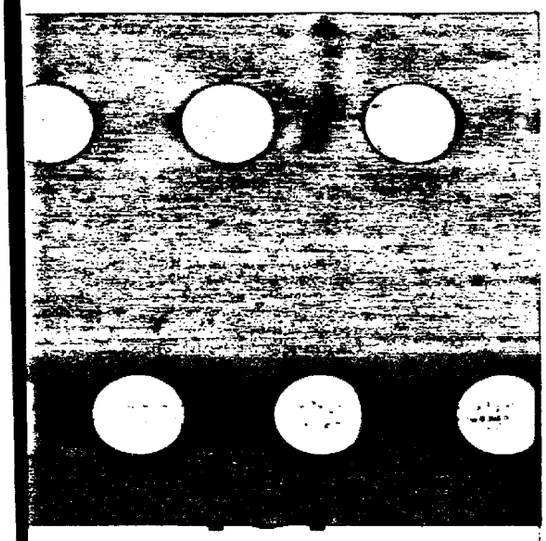
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 93500.00
CON TX 261.80
PRFEE 0.50
WDEED 6.00
TOTAL 268.30
CHECK 268.30

04/01/88 01 10:32 0001 0118

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17647.

IDENTIFICATION REFERENCE

APR 1 10 28 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76335