WILLIAM L. GREER

File in Box # 4

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

#88-7-3 **TENNESSEE**

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. FB#3DZ-59662 Map 96-11, Parcel 194	PROPERTY ADDRESS 3205 Lakeland Drive, Nashville, Tennessee 37214
SEND TAX NOTICES TO: City Federal Savings Bank c/o The Kissell Company, 30 Warder Street, Springfield, OH 45501	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

GILBERT D. MARTIN and wife, LYNN M. MARTIN

BOOK 7612 PAGE 346

whose address is 3205 Lakeland Drive
Nashville, Tennessee 37214

, 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. 96 on the plan of Hickory Bend, Section 1, of record in Book 3300, Page 38, Register's Office for said County.

Said Lot No. 96 fronts 75.0 feet on the southeasterly margin of Lakeland Drive and extends back 132.62 feet on the northeasterly line and 130.0 feet on the southwesterly line to a dead line in the rear, measuring 75.04 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 3341, page 265, said Register's Office.
3. The Plan of record in Book 3300, page 38, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Lakeland Drive and a 10 foot easement for public utility purposes along the southwesterly and rear lines of said lot and an easement for a 8 inch sewer along the rear line of premises.

Being the same property conveyed to Grantor by deed from Dominion Bankshares, dated November 9, 1987, of record in Book 7417, Page 280, 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.

2215 07/28 0101 03CHECK 217.70

IN WITNESS WHEREOF, Grantor, this 25th day of July, 1988, 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
Loan Guaranty Officer

Title _____

Witness:

*_____

*_____

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

Before me personally appeared KENNETH L. HARVEY,

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.

BOOK 7612 PAGE 347

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 25th day of July A. D. 19 88

My commission expires 9/9/89

* Deborah L. Beecher

DEBORAH L. BEECHER
Notary Public
(Official title)

OFFICIAL NOTARY SEAL MUST APPEAR ON 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 $ 64,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Gilbert D. Martin
Affiant

Subscribed and sworn to before me this 27th day of July, 88

Notary Public or Register

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
JUL 28 3 47 PM '88

IDENTIFICATION REFERENCE

5 3 7.0 1

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
GILBERT D. MARTIN and wife,
LYNN M. MARTIN

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 _____

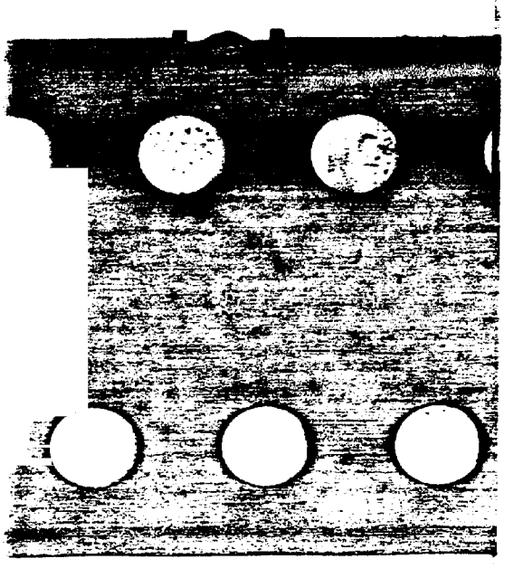
Fee paid, $ _____
Witness my hand, _____, Register.

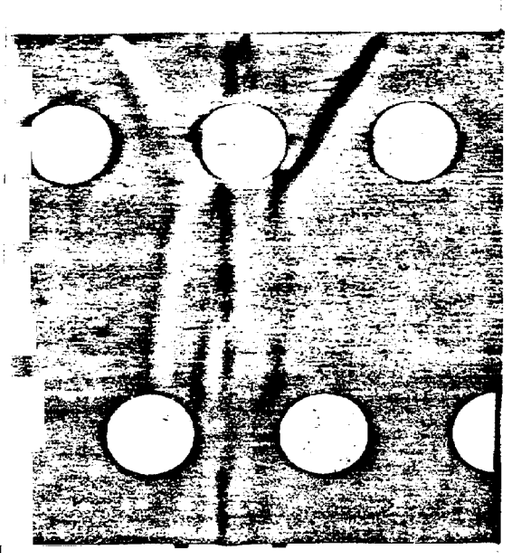
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

Paid _____, 19__
_____, Clerk.

When recorded mail to—

626259





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7612 PAGE 348

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	64000.00
CON TX	211.20
PRFEE	0.50
WDEED	6.00
TOTAL	217.70
CHECK	217.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2215

5370 I.

IDENTIFICATION REFERENCE

JUL 28 3 47 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117961