STEVEN A. CONLEY

FILE BOX 3

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. MAP 72-12 PARCEL 278.00	PROPERTY ADDRESS 1907 Upland Drive, Nashville, Tennessee 37216
SEND TAX NOTICES TO: Bailey Mortgage Company 200 South Lamar Jackson, MS 39201	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

BRENEATHA V. DEMONBREUM AND ELSIE D. SWANSON, BOTH UNMARRIED

whose address is 1907 Upland Drive
Nashville, Tennessee 37216

BOOK 7627 PAGE 290

, 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:

Being Lot Number 154 on the plan of Burchwood Gardens, Section Two, of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

This conveyance is made subject to the following:

1. 1988 Metro Davidson County Taxes.
2. The Plan of record in Book 2900, Page 66, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Upland 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 Grantor by deed from Deposit Guaranty Mortgage Company, dated June 2, 1988, of record in Book 7566, Page 506, in the Register's Office of Davidson County, Tennessee.

7307 08/16 0101 03CHECK 219.02

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 27th 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.

58922

IDENTIFICATION REFERENCE

AUG 16 8 05 AM '88

Witness:

THOMAS K. TURNAGE
The Administrator of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY
LOAN GUARANTY OFFICER

Title _____

*_____

*_____

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, 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.

BOOK 7627 PAGE 201

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 27th day of July A. D. 1988

My commission expires 9/9/89

Deborah L. Becker

NOTARY PUBLIC
(Official title)

OFFICERS HAVING SEAL MUST IMPRESS 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 $64450.00, 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 12TH day of August, 1988

Notary Public or Register

5/20/92

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
BRENEATHA V. SWANSON DEMONBREUM
and ELSIE D. SWANSON

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.

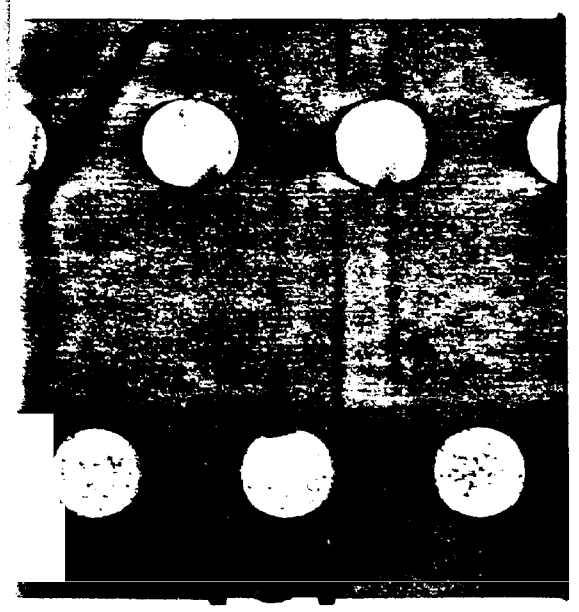
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 7627 PAGE 202

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	64450.00
CON TX	212.52
PRFEE	0.50
WDEED	6.00
TOTAL	219.02
CHECK	219.02

08/16/88 01 08:06 0001 7307

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58922

IDENTIFICATION

AUG 16 8 05 AM '88

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 123857