MARABLE, Jerry W. & Albert P.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 119-6-326	PROPERTY ADDRESS 32 A & B Lutie Street Nashville, Tennessee 37210
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
RANDALL J. WALKER AND WIFE BILLIE WALKER

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whose address is 5957 Cane Ridge Road
Antioch, Tennessee 37013

, 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. 10, on the plan of Rosewood Estates Section Three, as of record in Plat Book 5210, Page 1, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1. 1988 Metro Davidson County Taxes.
2. Restrictions of record in Book 5176, Page 649, Register's Office, Davidson County Tennessee.
3. Restrictions of record in Book 5264, Page 398, (amended), said Register's Office.
4. Survey by John Kohl & Company dated May 16, 1983, shows a 10 foot public utility and drainage easement along a portion of the northeasterly corner of said lot.
5. Building lines of record in Plat Book 5210, Page 1, said Register's Office.
6. Anchor easement of record in Plat Book 5210, Page 1, said Register's Office.

Being the same property conveyed to Grantors by deed from Dobson & Johnson, Inc., dated May 11, 1988, of record in Book 7574, Page 556, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: VETERANS ADMINISTRATION

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 10th day of August, 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.

THOMAS K. TURNAGE
The Administrator of Veterans Affairs

*By KENNETH L. HARVEY [SEAL]

Title Loan Guaranty Officer

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)

5926 Aug 16 4 20 PM '88

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.

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IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 10th day of August A. D. 1988

My commission expires 9/9/89

OFFICERS HAVING SEAL MUST IMPRESS SEAL

*Deborah L. Beeson

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 $ 48500.00, which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of August 19 88

Notary Public or Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
RANDALL J. WALKER AND WIFE
BILLIE WALKER

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.

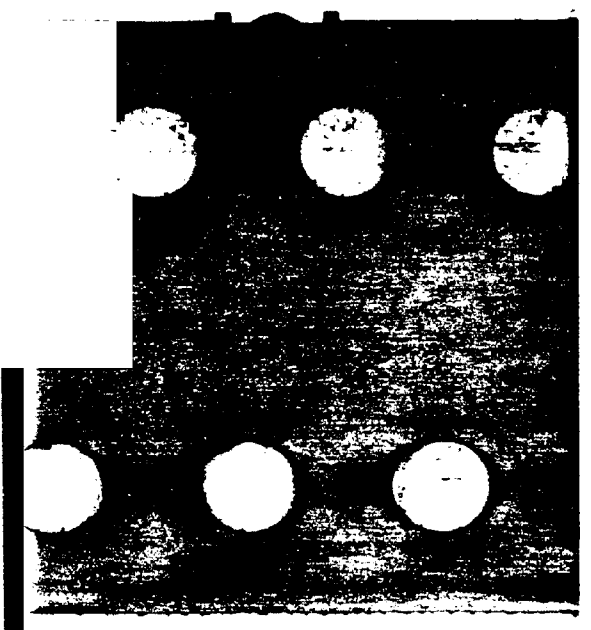
____, Register.

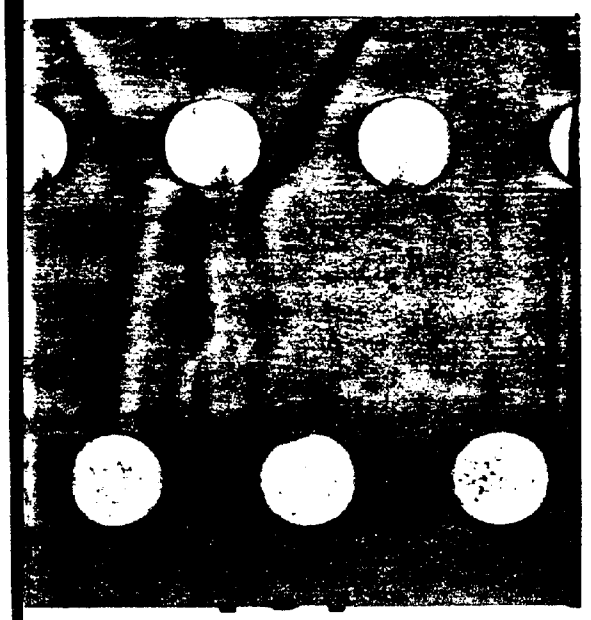
State tax ..... $ ____
Clerk's fee ..... $ ____
Total ..... $ ____

Paid ____ day of ____, 19__
____, Clerk.

When recorded return to: 7679 08/16 0104 99.00 166-55

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	RE - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PROBF - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	48500.00
CON TX	160.05
PROBF	0.50
MDEED	6.00
TOTAL	166.55
CHECK	166.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/16/88 01 16:21 0001 7679

59262

FILED FOR REFERENCE

Aug 16 4 20 PM '88

No. 124227