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

BRADFORD, Michael R. TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 148-8 Parcel 125	PROPERTY ADDRESS 4524 Xavier 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

BOOK 7692 PAGE 355

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
RICHARD D. ELDER AND WIFE THERESA A. ELDER

whose address is 4524 Xavier Drive
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: Location in Antioch, County of Davidson, State of Tennessee, to wit:
Land in Davidson County, Tennessee, being Lot No. 101 on the plan of OAKWOOD TERRACE SECTION II, as of record in Book 4460, Pages 118 and 119, Register's Office for said County, to which plan reference is made for a more complete description of said lot.

This conveyance is made subject to the following:
1. 1989 Metro Davidson County Taxes.
2. The plan of record in Book 4460, Page 119, said Register's Office, shows a 30 foot minimum building setback line from Xavier Drive, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a 5 foot public utility easement along the southeasterly line and a 5 foot drainage easement along the northwesterly line and a 2.5 X 25 foot utility anchor easement located on the southeasterly corner of said lot. Restrictive covenant as recorded in Book 4650, Page 995, and Ammended in Book 4689, Page 376. Register's Office Davidson County, Tennessee.
Being the same property conveyed to Grantors by deed from Dobson & Johnson, Inc., dated August 17, 1988, of record in Book 7650, Page 153, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: VETERANS ADMINISTRATION 3173 11/01 0101 03CHECK 217.04

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 13th day of October, 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 _____ [SEAL]
KENNETH L. HARVEY

Title Loan Guaranty Officer

Witness:

*_____

*_____

MAIL ENV.

8:15 46

IDENTIFICATION

Nov 1 11 25 PM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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

BOOK 7692 PAGE 356

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 13th day of October A. D. 19 88

My commission expires 9/9/89

*Deborah L. Beck

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 $ 63,800.00 which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Richard D. Elder

Subscribed and sworn to before me this 19th day of October 1988

Elizabeth A. Moss
Notary Public or Register

ELIZABETH A. MOSS
NOTARY PUBLIC, STATE OF TENNESSEE
MY COMMISSION EXPIRES JUNE 30, 1990

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
RICHARD D. ELDER AND WIFE,
THERESA A. ELDER

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 _____

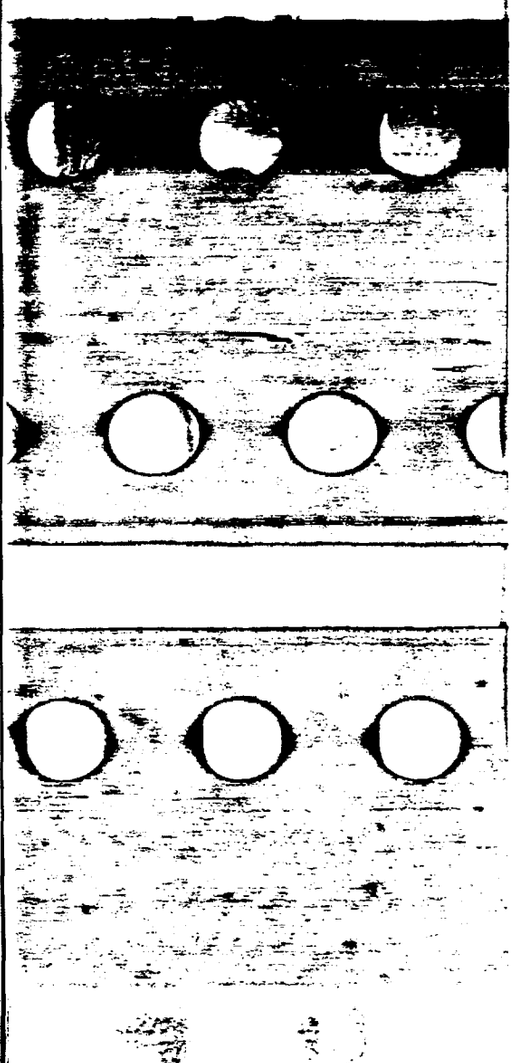
Fee paid, $ _____
Witness my hand, _____, Register.

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 7692 PAGE 357

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	63800.00
CON TX	210.54
PRFEE	0.50
WDEED	6.00
TOTAL	217.04
CHECK	217.04

11/01/88 01 13:28 0001 3173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8154 6

IDENTIFT REFERENCE

NOV 1 8 05 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149800