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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 149-5 Par 183Z	PROPERTY ADDRESS 2408 Ponderosa Way 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

CHARLES G. KUFFREY A SINGLE PERSON

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whose address is 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 Antioch, County of Davidson, State of Tennessee, to wit:

BEING Lot NO. 13 on the Plan of Pebble Creek, Section 3, of record in Book 5210, Page 169, Register's Office, Davidson County, Tennessee, to which reference is made for a more particular description of said lot.

This conveyance is made subject to the following:

1. 1989 Metro Davidson County Taxes.
2. Restrictions of record in Book 5446, Page 678, Register's Office, Davidson County, Tennessee.
3. Survey by John Kohl & Company, dated September 21, 1983, shows a 10 foot public utility and drainage easement southwesterly and northwesterly lot lines.
4. 30 foot minimum building setback line of record in Book 5210, Page 169, said Register's Office.

Being the same property conveyed to Grantor by deed from SunTrust Mortgage, Inc., dated November 9, 1988, of record in Book 7718, Page 149, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: VETERANS ADMINISTRATION 3339 01/04 0101 03CHECK 291.62

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 7th day of December, 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 _____ [SEAL]
KENNETH L. HARVEY

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)

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~

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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 7th day of December A. D. 1988

My commission expires 9/9/89

OFFICERS HAVING SEAL MUST IMPRESS SEAL

*Deborah L. Burks

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 severally swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is 86,400.00 which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

Charles G. Kuffrey

Subscribed and sworn to before me this 16th day of December, 88

Elizabeth A. Moss
Notary Public or Register

ELIZABETH A. MOSS
MY COMMISSION EXPIRES OCT 9, 1990

FELIX Z. MILLSAPS
DAVIDSON COUNTY REGISTER

JAN 4 3 27 PM '89

IDENTIFICATION REFERENCE

98984.

626259

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
CHARLES G. KUFFREY
A SINGLE PERSON

STATE OF TENNESSEE
DAVIDSON
COUNTY

Register's Office

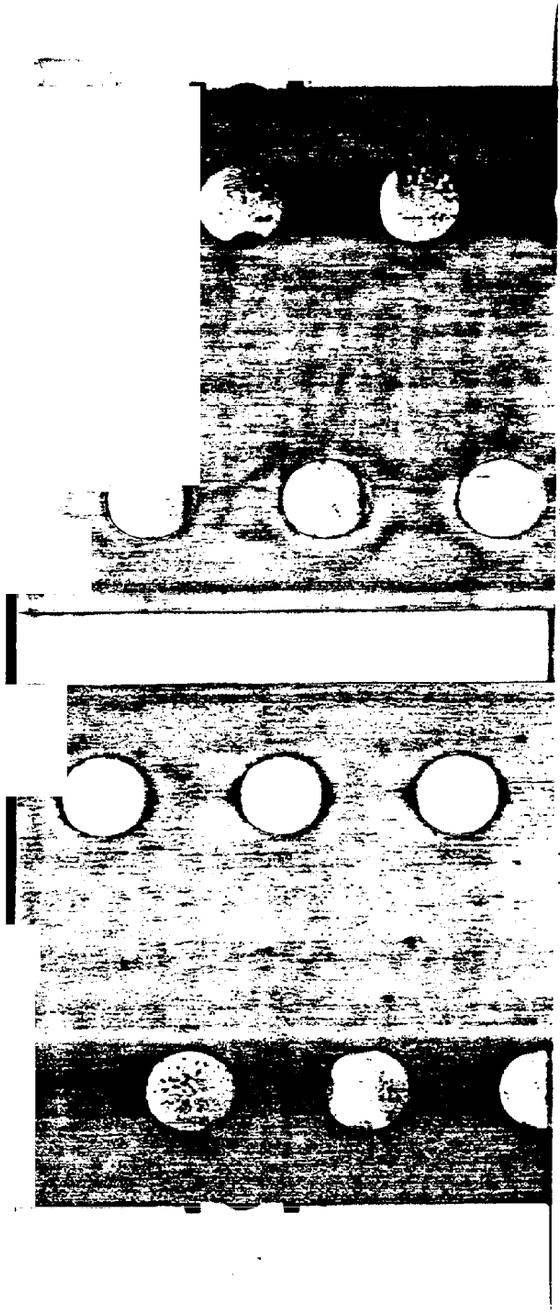
Received for record the _____ day of _____, A. D. 19__, at _____ o'clock __M. Noted in Note Book __, page _____, and recorded in Book of Deeds _____, Vol. _____, page _____

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

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

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

When recorded mail to—



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	86400.00
			CON TX	285.12
			PRFEE	0.50
			WDEED	6.00
			TOTAL	291.62
			CHECK	291.62
01/04/89	01	15:28	0001	3339

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98984

IDENTIFICATION REFERENCE

JAN 4 3 27 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170031