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

BROOKS, Jack Ramsey
TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map #64-8, Parcel #41, Field Book#4D50114	PROPERTY ADDRESS 4521 Woodside Circle Old Hickory, Tennessee 37138
SEND TAX NOTICES TO: Barclays American Mortg. Corp. P.O. Box 33213 Charlotte, N.C. 28233	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
WILLIAM T. PROST AND WIFE, SHARON L. PROST

whose address is Old Hickory, Tennessee 37138

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, 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 Old Hickory, County of Davidson, State of Tennessee, to wit:
Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Section 1, Woodside Subdivision, of record in Book 5050, Page 75, Register's Office for said County.

Said Lot No. 6 fronts 146.00 feet on the southerly margin of Woodside Circle and extends back 139.06 feet on the easterly line and 135.71 feet on the westerly line to a dead line in the rear, being the northerly margin of Saundersville Road, measuring 146.04 feet thereon.

This conveyance is made subject to the following:
1. 1989 Metro Davidson County Taxes.
2. Restrictive covenants of record in Book 5165, Page 321, Register's Office for Davidson County, Tennessee.
3. The plan of record in Book 5050, Page 75, said Register's Office, shows a 30 foot minimum building setback line from Woodside Cricle and a 10 foot easement for public utility and drainage purposes along the rear line of said lot; and a 20 foot easement for screening purposes along the rear line of said lot; and a 2.5 x 25 foot utility anchor easement located on the northeast and northwest corners of said lot.
4. Survey by John B. Kohl, III, dated November 27, 1985, discloses the shed encroaching onto the 10 foot public utility and drainage easement and onto the 20 foot screening easement.

Being the same property conveyed to Grantors by deed from Chemical Mortgage Company, dated November 16, 1988, of record in Book 7709, Page 620, 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.

IN WITNESS WHEREOF, Grantor, this 12th day of January, 19 89, 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

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

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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 12th day of January A.D. 19 89

My commission expires 9/9/89

[OFFICER HAVING SEAL MUST AFFIX SEAL]

Deborah L. Beeler

Notary Public
(Official title)

6532 01/17 0101 03CHECK 259.61

*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, Wilson COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 74,728.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

William T. Prost
Affiant

Subscribed and sworn to before me this 13th day of January, 19 89

Patricia M. Swink
Notary Public or Register

(My Commission Expires: 4-2-89)

FILED
JAN 17 10 33 AM '89
CAMILLE MCMURRAY
REGISTER OF DEEDS
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0 1 7.5 7.

626259

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
WILLIAM T. PROST AND WIFE
SHARON L. PROST

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

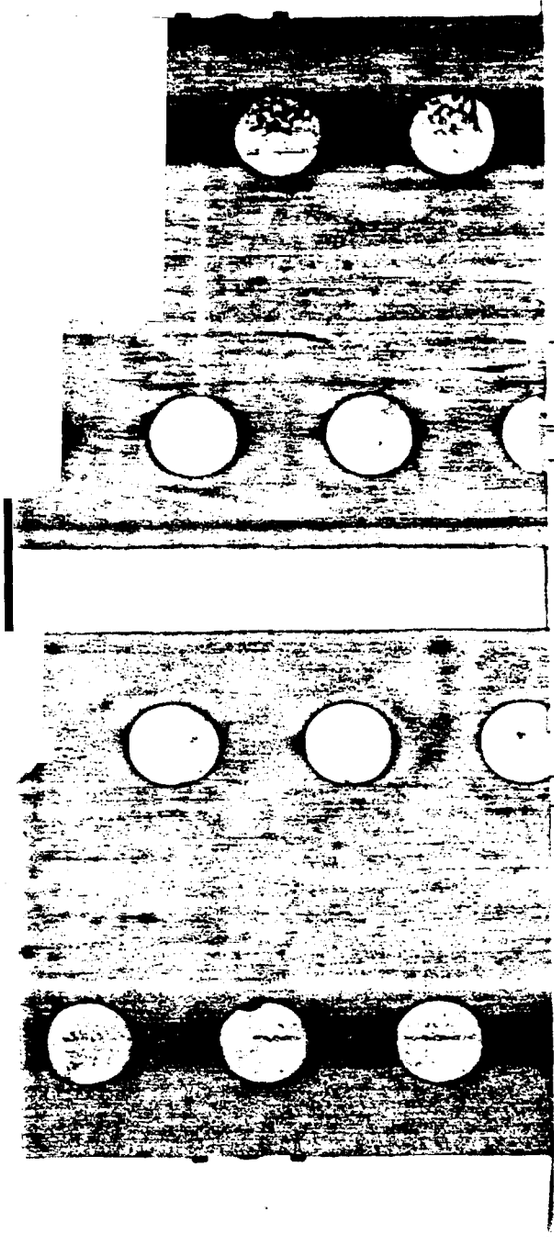
Received for record the _____ day of _____, A. D. 19 ____, at ____ o'clock ____ M. Noted in Note Book ____, page _____, and recorded in Book of Deeds _____, Vol. _____, page _____

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 76728.00
				CON TX 253.11
				PRFEE 0.50
				WDEED 6.00
				TOTAL 259.61
				CHECK 259.61
			01/17/89 01	10:35 0001 6532

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01757

IDENTIFICATION

JAN 17 10 39 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 173186