VA Form 26-6440a - JAN 1981
Section 1820, Title 38, U.S.C.

ACRE, Howard A.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 162-2 144	PROPERTY ADDRESS 209 Colemont Drive Antioch, Tennessee 37013
SEND TAX NOTICES TO: Countrywide Funding Corporation P.O. Box 7137, Pasadena, Ca. 91109-7137	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
KEITH KEPHART AND WIFE, LINDA D. KEPHART

BOOK 7771 PAGE 546

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. 177, Colewood Acres Subdivision, Section 2, as of record in Book 3700, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:
1. 1989 Metro Davidson County Taxes.
2. Restrictions of record in Book 4158, Page 42, Book 4178, Page 738, in the Register's Office for Davidson County, Tennessee.
3. The plan of record in Book 3700, Page 135, Register's Office for Davidson County, Tennessee, shows a thirty (30) foot minimum building setback line from Colemont Drive and a ten (10) foot easement for public utility purposes along the rear line of said lot.
4. There is a 2.5 foot x 25 foot anchor easement located on the western corner of lot.

Being the same property conveyed to Grantors by deed from GMAC Mortgage Corporation of Iowa, dated August 2, 1988, of record in Book 7622, Page 902, in the Register's Office of Davidson County, Tennessee.

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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 23rd 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.

0856

FEB 13 1 26 PM '89

Witness:

* _____

* _____

THOMAS E. HARVEY, ACTING
The Administrator of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY

Title Loan Guaranty Officer

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 7771 PAGE 547

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 23rd day of January A. D. 19 89

My commission expires 9/9/89

* Deborah L. Brown

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 $ 64,311.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Subscribed and sworn to before me this 27th day of January 1989

Notary Public or Register

3-11-91

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
KEITH KEPHART AND WIFE
LINDA D. KEPHART

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 _____

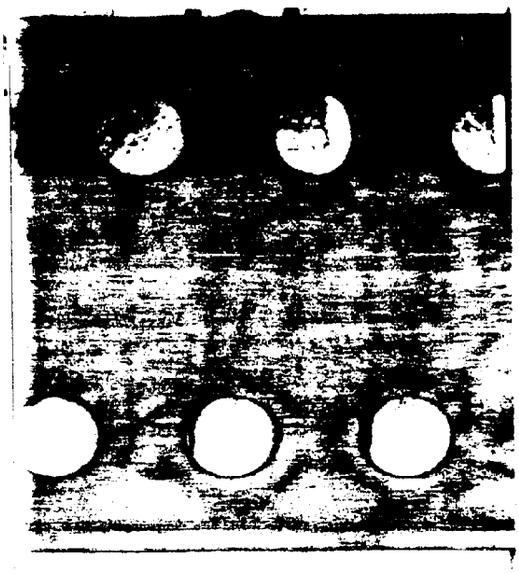
Fee paid, $ _____
Witness my hand, _____, Register.

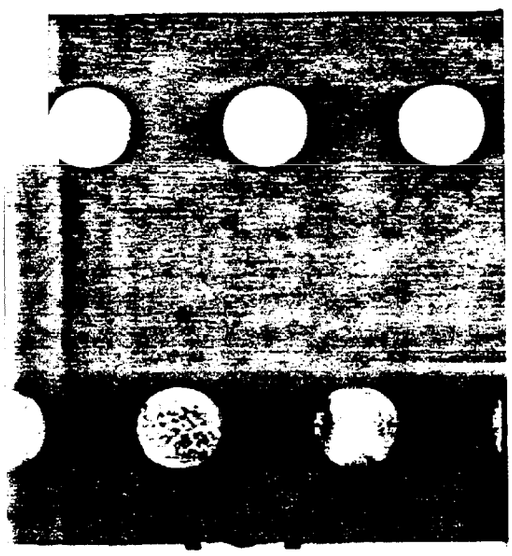
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 7771 PAGE 548

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	64311.00
CON TX	212.19
PRFEE	0.50
WDEED	6.00
TOTAL	218.69
CHECK	218.69

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/13/89 01 13:31 0001 6753

08585

IDENTIFICATION REFERENCE

FEB 13 1 26 PM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 181223