PAYNE, Joel Thomas

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 142-9-A Par 197	PROPERTY ADDRESS 825 Todd Preis Nashville, Tennessee 37202
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 Secretary of Veterans Affairs, an Officer of the United States of America, whose address is U.S. Department of Veterans Affairs, Washington, D.C. 20420, hereinafter called Grantor, and
DAVID D. MILLER A SINGLE PErson
whose address is Nashville, Tennessee 37202

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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 Nashville, County of Davidson, State of Tennessee, to wit:
Being a part of the plan of Doral Country Villa Condominiums, Section 1, as of record in Plat Book 4860, Page 96, Register's Office for said County, the part hereby described as follows:
Being Unit No. 108 on said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section 1, as of record in Book 5011, Page 395, as amended in Book 5015, Page 251, said Register's Office.

This conveyance is made subject to the following:
1. 1989 Metro Davidson County Taxes.
2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof, and is subject to the By-laws for the administration thereof, also subject to the By-laws for the administration thereof, also subject to easements, rights and interest in favor of other unit owners and sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof and also included without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in Master Deed of record in Book 5011, Page 395, as amended in Book 5015, Page 261, and further amended in Book 5124, Page 163, Register's Office for Davidson County, Tennessee.
3. The recorded plan shows a 30 foot minimum building setback line from Todd Preis Drive, and a 25 foot public utility and drainage easement along the rear lot line and a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot.

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.

Being the same property conveyed to Grantor by deed from Dominion Bankshares Mortgage Corporation dated January 26, 1989, of record in Book 7762, Page 186, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: VETERANS ADMINISTRATION

IN WITNESS WHEREOF, Grantor, this 30th day of March, 1989, 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.

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By _____ [SEAL]
KENNETH L. HARVEY
Title Loan Guaranty Officer

Witness:
* _____
* _____

IDENTIFICATION REFERENCE
APR 4 3 19 PM '89
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.
MAIL BACK

VETERANS AFFAIRS 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

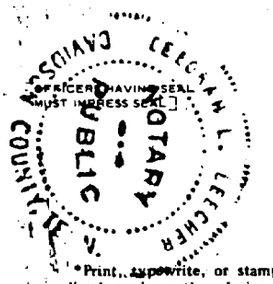
COUNTY OF DAVIDSON

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 Secretary of Veterans Affairs, who, being by me duly sworn, stated that he/she an employee of the Department of Veterans Affairs, a Department of the United States Government, and is duly authorized to execute this deed on behalf of said Secretary, and acknowledged that he/she voluntarily executed the same as the free act and deed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 30th day of March A. D. 19 89

My commission expires 9/9/89



* Deborah L. Beecher

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).

2236 04/04 0101 03CHECK 212.75

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 $ 62,500 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Heidi Kusch
Affiant

Subscribed and sworn to before me this 4th day of April, 1989

B. Edwards-Dep.
Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
DAVID D. MILLER
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 ____

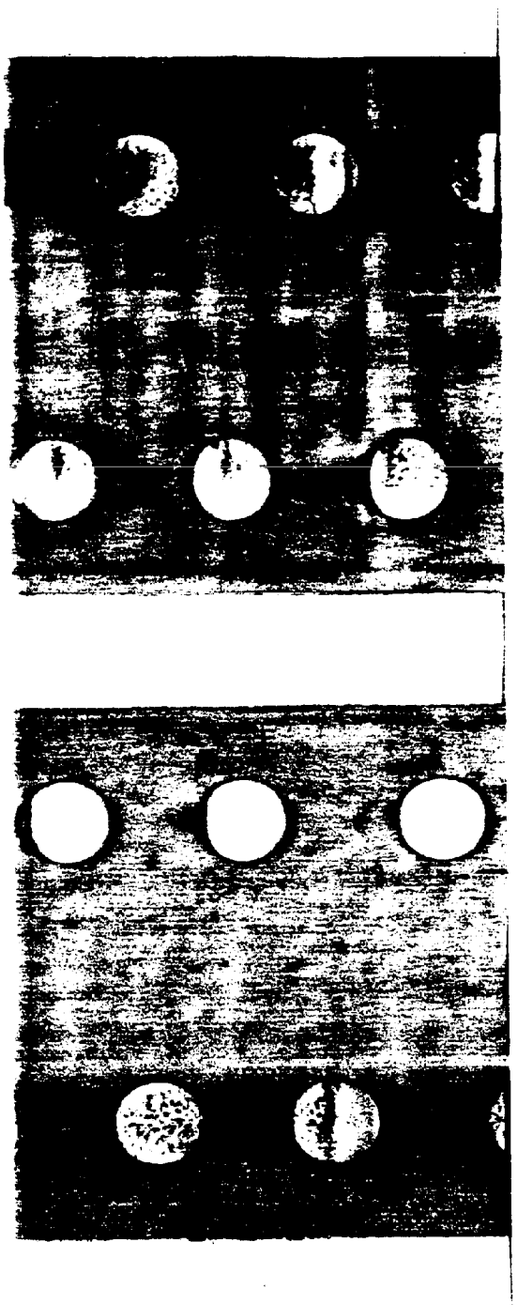
Fee paid, $ _____
Witness my hand.
_____, Register.

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

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

When recorded mail to—

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	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	62500.00
			CON TX	206.25
			PRFEE	0.50
			WDEED	6.00
			TOTAL	212.75
			CHECK	212.75

04/04/89 01 15:19 0001 2236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21938

IDENTIFICATION REFERENCE

APR 4 3 19 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 196671