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

THOMPSON, Theodore T.
TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 105-11 Par 62 Jst	PROPERTY ADDRESS 1711 Stewart Place Nashville, Tennessee 37203
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

CARL P. STEM AND WIFE LISA D. STEM
whose address is Nashville, Tennessee 37203

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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 Lot No. 30 on the Plan of Hamilton's Subdivision of Lot No. 15 and resubdivision of parts of Lots Nos. 11, 12, and 13 of the Horton property as of record in Book 974, Page 91, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1. 1989 Metro Davidson County Taxes.
2. Restrictive covenants contained in instrument of record in Book 1117, Page 356, said Register's Office, Davidson County, Tennessee.
3. The plan of record in Book 974, Page 91, said Register's Office, shows a 30-foot minimum building setback line from Stewart Place; and a 10-foot easement for public utility and drainage purposes along the rear lineof subject lot.

Being the same property conveyed to Grantors by deed from Chemical Mortgage Company, dated December 1, 1988, of record in Book 7754, Page 368, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: VETERANS AFFAIRS

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 19th day of April, 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

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)

Witness:

* _____

* _____

APR 28 2 04 PM '89

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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 19th day of April A. D. 19 89

My commission expires 9/9/89

DEBORAH L. LEECH NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE OFFICERS HAVING SEAL MUST EMPRESS SEAL

* Deborah L. Leech

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 hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater, is $ 48,800 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Connie Johnson
Affiant

Subscribed and sworn to before me this 28 day of April 19 89

L. Chandler
Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
CARL P. STEM AND WIFE
LISA D. STEM

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 ..... $ _____

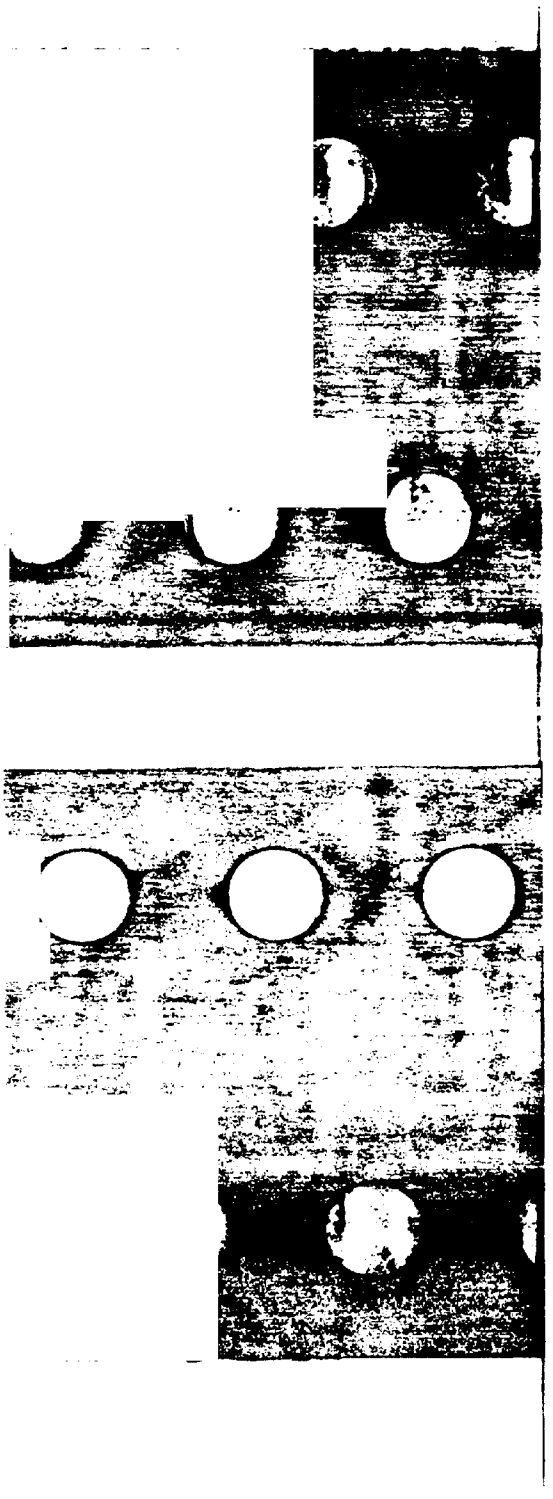
Paid _____ day of _____, 19__
_____, Clerk.

When recorded mail to—

626259

0220 04/28/89 09:47:00 AM

165.50



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 48200.00
CON TX 159.06
PRFEE 0.50
[illegible] 6.00
TOTAL 165.56
CHECK 165.56

RECEIPT IS NOT PAID UNTIL CHECK IS PAID BY BANK

28675 APR 28 2 04 PM '89 04/28/89 01 14:06 0001 0265

No. 204592