, John

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 4702 Grays Point Road Joelton, Tennessee 37080
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
THOMAS H. MILLER AND WIFE JANE A. MILLER
whose address is Joelton, Tennessee 37080

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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 Joelton, County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being the southerly part of Tract 2 of record in Deed Book 4820, Page 173, and also being a part of Lots Nos. 13 and 14 on the Map of Henry Flotos Estates, as of record in Book 421, Page 147, said Register's Office, described according to a survey by Ralph Lamber & Sons, Surveyor, dated October 11, 1975, as follows: BEGINNING at an iron pin in the westerly margin of Grays Point Road, said point located northerly 480.23 feet, more or less, from the north right-of-way of Ridge Hill Road, the same being the southeast corner of Tract 2; thence with the right-of-way of Grays Point Road north 1 deg. 31 min. East 55.25 feet to an iron pin; thence continuing with the right-of-way of said road north 13 deg. 13min. East 55.0 feet to an iron pin; thence leaving the road north 73 deg. west 118.5 feet to an iron pin in a fence line; thence north 67 deg. 45 min. west 1808.3 feet to an iron pin in the westerly line of Tract 2; thence with the westerly line of Tract 2 South 2 deg. East 151.55 feet to an iron pin, the same being the southwest corner of Tract 2; thence with the southerly line of Tract 2 south 69 deg. 10 min. East 1902.62 feet to the point of beginning.

This conveyance is made subject to the following:
1989 Metro Davidson County Taxes.

Being the same property conveyed to Grantors by deed from Shearson Lehman Hutton Mortgage Corp., dated January 17, 1989, of record in Book 7756, Page 125, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: VETERANS ADMINISTRATION

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 4th day of May, 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.

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:

*_____

*_____

3158 7.

IDENTIFICATION REQUIRED

MAY 9 4 17 PM '89

RUSH

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 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 9th day of May A. D. 1989

My commission expires 9/9/89

* Deborah L. Bradley

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 $ 65,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Joyce D. Kahn

Affiant

Subscribed and sworn to before me this 9th day of May 89

W. D. Heeseman

Notary Public or Register

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

THOMAS H. MILLER AND WIFE

JANE A. MILLER

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 ..... $ ____

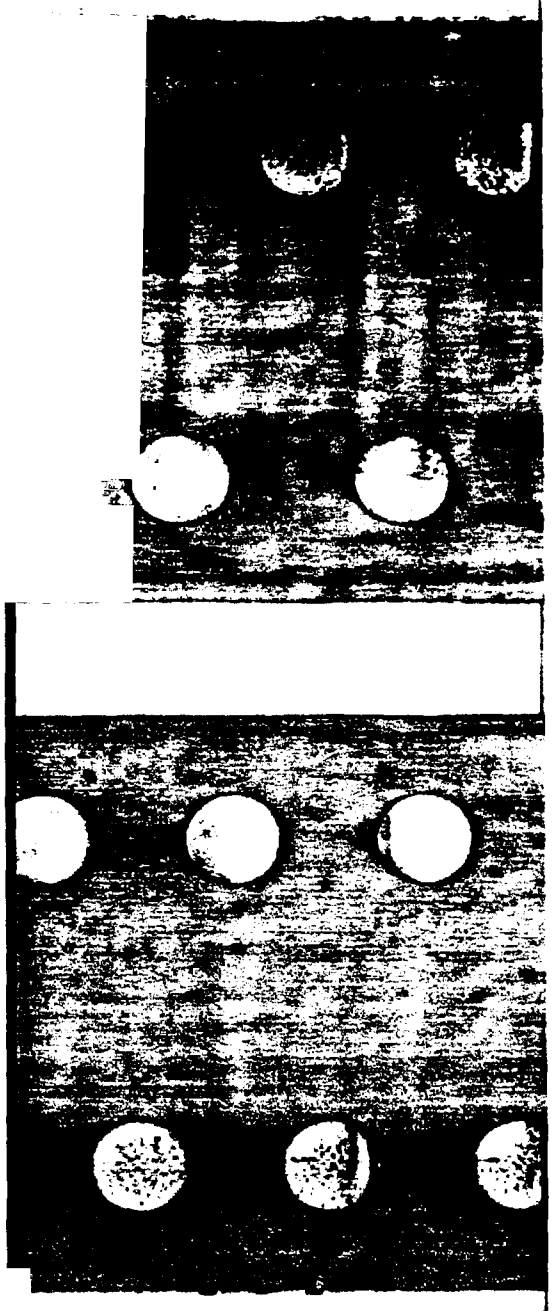
Paid ____ day of ____, 19__, ____, Clerk.

When recorded mail to—

05/09 0101 CHECK 4495

221.00

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 65000.00
CON TX 214.50
PRFEE 0.50
WDEED 6.00
TOTAL 221.00
CHECK 221.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/09/89 01 16:18 0001 4495

31587

IDENTIFICATION REFERENCE

MAY 9 4 17 PM '89

FELIX Z. WILSON, II REGISTER

No. 207942