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

HENDRIXSON, Michael
TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 136-10-0-B 018.00 00	PROPERTY ADDRESS 3520 Seneca Forest Drive Nashville, Tennessee 37217
SEND TAX NOTICES TO: Buyer - Same address	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
JOHN D. DENTON AND WIFE, MARY J. DENTON
whose address is 124 Clearlake Drive East
Mail Nashville, Tennessee 37217

BOOK 7847 PAGE 170

, 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. 43, Unit 43 Condominium Site Plan of Lots 15-20, 41-56 of Section Four, Priest Lake Forest of record in Plat Book 5200, Page 574, amending Plat Book 5200, Page 573, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is made subject to the following:
1. 1989 Metro Davidson County Taxes.
2. Restrictive covenants contained in an instrument of record in Book 6021, Page 99, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the plan of record in Plat book 5200, Page 573, amended in Plat Book 5200, Page 574, Register's Office for Davidson County, Tennessee.
4. Covenants, conditions, restrictions and agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Priest Lake Forest Condominiums of record in Book 5931, Page 645, Book 6021, Page 99, Book 6021, Page 101, Book 6021, Page 102, Book 6106, Page 610 and Book 6199, Page 270, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A., Sections 66-27-101, et seq.

Being the same property conveyed to Grantors by deed from Tennessee Housing Development Agency, dated November 2, 1988, of record in Book 7704, Page 415, 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.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

IN WITNESS WHEREOF, Grantor, this 5th day of May, 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 05/23 0101 03CHECK 126.29
The Secretary of Veterans Affairs

*By KENNETH L. HARVEY [SEAL]

Title Loan Guaranty Officer

Witness:

*

*

3518 2.
TENNESSEE REGISTER'S OFFICE
May 23 10 56 AM '89
RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS

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

BOOK 7847 PAGE 171

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 5th day of May A. D. 19 89

My commission expires 9/9/89

* Deborah L. Brecher

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 $ 36,300 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Clint Long
Affiant

Subscribed and sworn to before me this 30 day of May, 19 89

Notary Public or Register

Dep-Reg

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

JOHN D. DENTON AND WIFE

MARY J. DENTON

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.

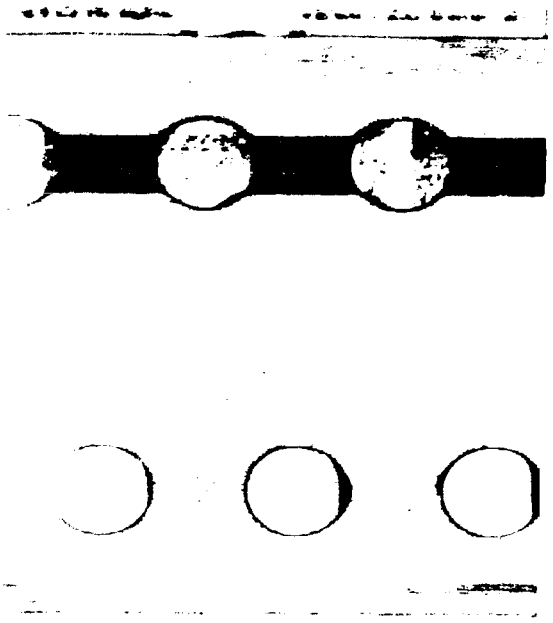
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 7847 PAGE 172

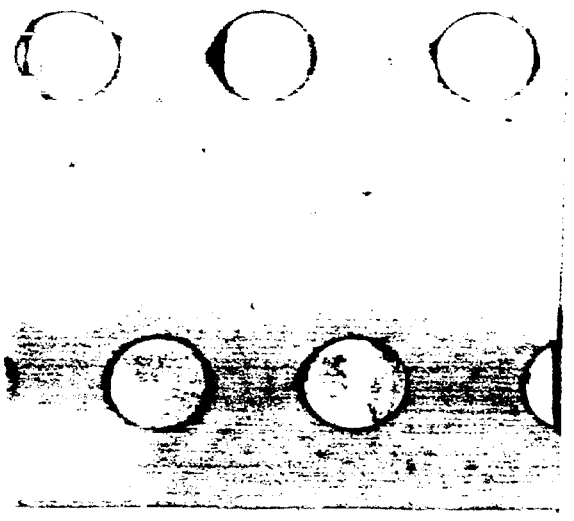
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 36300.00
CON TX 119.79
PRFEE 0.50
WDEED 6.00
TOTAL 126.29
CHECK 126-29

05/23/89 01 10:56 0001 8860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



3518.2

IDENTIFICATION REFERENCE

MAY 23 10 56 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 212245