BOOK 7883 PAGE 5

WILHITE, Sherrill H.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.: 26-6-25	PROPERTY ADDRESS: 118 Butleigh Court Goodlettsville, Tennessee 37072-2104
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

DONNA H. GALLAHER A SINGLE PERSON 2936 07/07 0101 03CHECK 205.99

whose address is Goodlettsville, Tennessee 37072-2104

, 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 Goodlettsville, County of Davidson, State of Tennessee, to wit: Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Windsor Green, Phase I, Section I, of record in Book 6250, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 48.03 feet on the easterly margin of Butleigh Court and extends back between parallel lines 97.50 feet to a dead line in the rear measuring 48.03 feet thereon.

This conveyance is made subject to the following:
1. 1989 Goodlettsville City and 1989 Metro Davidson County Taxes.
2. Restrictions of record in Book 6406, Page 929, Book 6406, Page 972 and Book 6406, Page 988, Register's Office, Davidson County, Tennessee.
3. The plan of record in Book 6250, Page 31, said Register's Office shows a 20-foot minimum building setback line and public utility easement from Butleigh Court and a 10-foot easement for public utility and drainage purposes along the rear line of said lot; Lots 1 through 26 for duplexes only srtates all duplex lots shall have access to the utility service line across the lot division lines as necessary for maintenance purposes.
4. Survey by Kevin Tucker and Associates dated 1/15/85 shows concrete drive onto public utility easement on front subject Lot No. 25.

Being the same property conveyed to Grantor by deed from Citicorp MOrtgage, Inc., dated March 3, 1989, of record in Book 7804, Page 79, in the Register's Office, Davidson County, TN.

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.

MORTGAGEE: VETERANS ADMINISTRATION

IN WITNESS WHEREOF, Grantor, this 30th day of June, 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

Witness:

* _____

* _____

4736 IDENTIFICATION OF Jul 7 9 49 AM '89 FILED & RECORDED

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

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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 June A. D. 19 89

My commission expires 9/9/89

* Deborah L. Brehr

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 _____

Davidson COUNTY

60,300.00

Donna H. Gallaher

6th day of

July 89

Patricia Nicholls

9/9/89

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
DONNA H. GALLAHER
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 _____

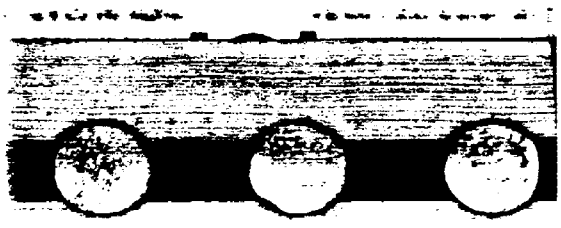
Fee paid, $ _____
Witness my hand,
, Register.

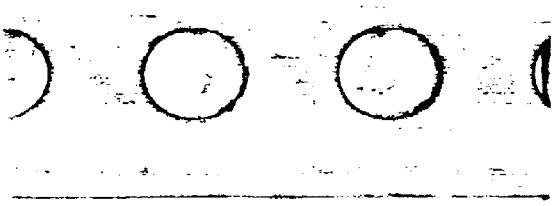
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

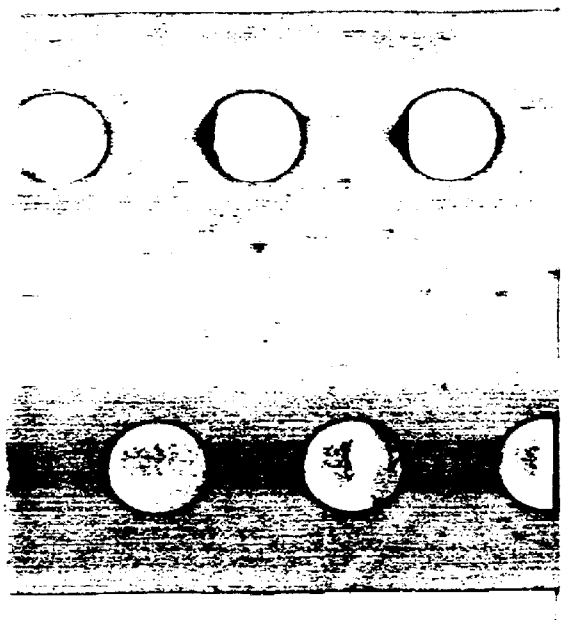
Paid _____ day of _____, 19 _____
, Clerk.

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 60300.00
CON TX 198.99
PRFEE 1.00
WDEED 6.00
TOTAL 205.99
CHECK 205.99

07/07/89 01 09:52 0001 2936

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47396

IDENTIFICATION

Jul 7 9 50 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 226648