BOOK 7911 PAGE 800 SHAW, Ivor K.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 136-7-130	PROPERTY ADDRESS 125 Clearlake Drive Nashville, Tennessee 37212
SEND TAX NOTICES TO: American National Financial, Inc. 100 Ashford Center No., Ste. 250, Atlanta, GA 30388	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 WILLIAM HENRY RUCKER ~~A SINGLE PERSON~~ wife A MARRIED PERSON whose address is Nashville, Tennessee 37212

, 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: LAND in Davidson County, Tennessee, being Lot No. 196 on the Plan of Priest Lake Park, Section 4, as of record in Plat Book 4460, Pages 15, 16 and 17, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:
1. 1989 Metro Davidson County Taxes. wife
2. Restrictions of record in Book 4505, Page 774, Register's Office of Davidson County, Tennessee.
3. The plan of record in Book 4460, Pages 15, 16 and 17, Register's Office of Davidson County, Tennessee, shows a 30 foot minimum building setback line from Clearlake Drive; and a 10 foot utility and drainage easement located along the rear lot line.
4. There is a five foot easement for public utility and drainage purposes located along the east, south and west lines of subject property. An asphalt driveway serving subject property is encroaching onto the 5 foot public utility easement on the west side of subject property.

Being the same property conveyed to Grantor by deed from BancPlus Mortgage Corporation, dated March 1, 1989, of record in Book 7807, Page 869 and re-recorded in Book 7865, Page 658, in the Register's Office of Davidson County, Tennessee.

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.

4386 08/10 0101 03CHECK 232.39

IN WITNESS WHEREOF, Grantor, this ~~XXXX~~ wife 4th day of ~~XXXX~~ wife August, 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

Witness:

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)

56690
IDENTIF. REFERENCE
AUG 10 11 22 AM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

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 4th day of August, A. D. 1989

My commission expires 9/9/89

*Deborah L. Beecher

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

68,300

4th day of August 1989

Notary Public or Register

11/10/91

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
WILLIAM HENRY RUCKER
A MARRIED PERSON

STATE OF TENNESSEE
COUNTY
DAVIDSON

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 _____

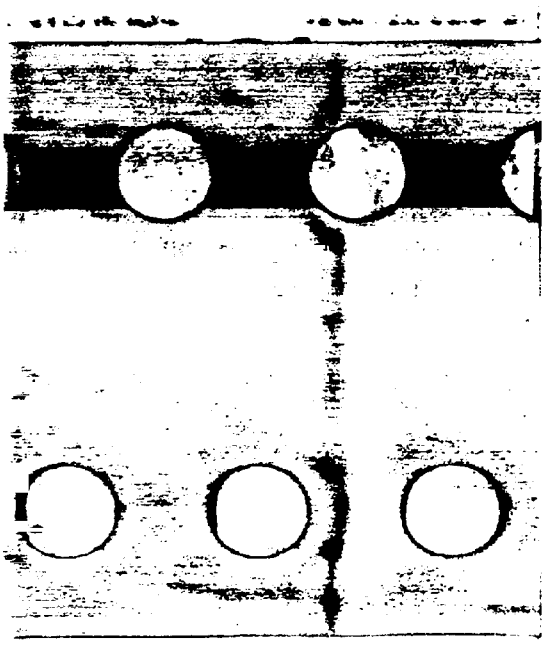
Fee paid, $ _____
Witness my hand, _____, Register.

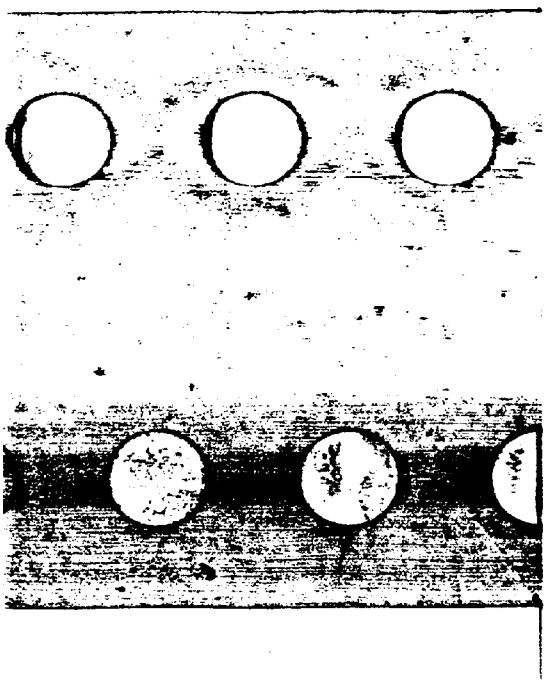
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 68300.00
CON TX 225.39
PRFEE 1.00
WDEED 6.00
TOTAL 232.39
CHECK 232.39

08/10/89 01 11:24 0001 4386

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56690

IDENTIF. REFERENCE

AUG 10 11 22 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 237577