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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO Map 80-8 Par 163	PROPERTY ADDRESS 3203 LaGrange Nashville, Tennessee 37218
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
HENRY L. GARRETT, JR., A SINGLE PERSON
whose address is Nashville, Tennessee 37218

, 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. 206 on the plan of Bordeaux Hills, Section 3, of record in Book 3600, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

This conveyance is made subject to the following:
1. 1989 Davidson County Taxes.
2. Restrictive covenants of record in Book 3674, Page 355, and Book 3676, Page 294, Register's Office for Davidson County, Tennessee.
3. The plan of record in Book 3600, Page 34, said Register's Office, shows a 30 foot minimum building setback line from LaGrange Avenue, a 45 foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 30-foot utility anchor easement located on the northwesterly corner of said lot.

Being the same property conveyed to Grantor by deed from BancBoston Mortgage Corporation, dated February 24, 1989, of record in Book 7786, Page 45, 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 7th day of August, 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.

Witness:
* 5799 IDENTIF. REFERENCE
Aug 15 1 47 PM '89
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

*

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By KENNETH L. HARVEY [SEAL]

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)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7915 PAGE 409

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 7th day of August A. D. 1989

My commission expires 9/9/89

* Deborah L. Breeden

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 $ 30,000.00 which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Harold B. Wright

Subscribed and sworn to before me this 15th day of Aug. 89.

W. L. Williams
Notary Public or Deputy

Dep. Reg.

RECORDER'S MEMO

Legibility of writing, typing or printing unsatisfactory in this document when received.

626259

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
HENRY L. GARRETT, JR.,
A SINGLE PERSON

STATE OF TENNESSEE

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.

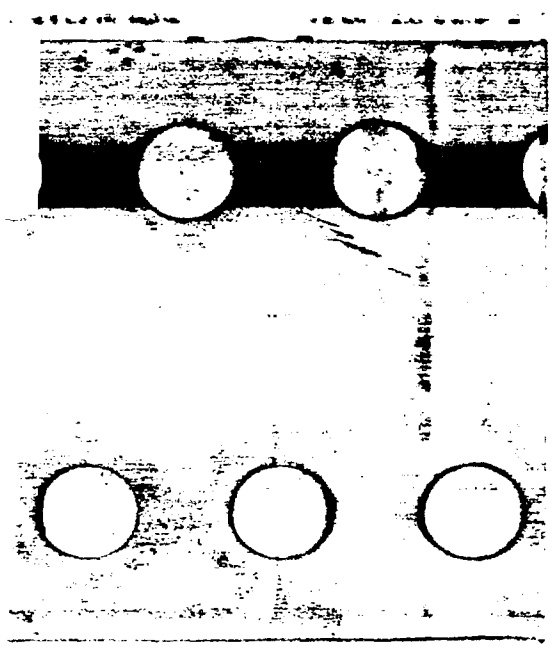
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

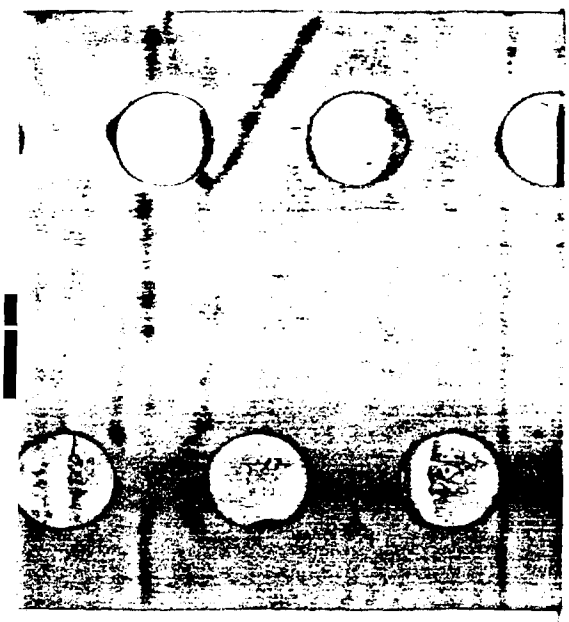
Paid _____ day of _____, 19____

, Clerk.

When recorded mail to—

5839 08/15 0101 03CHECK 136.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7915 PAGE 410

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 40000.00
CON TX 132.00
PRFEE 1.00
WDEED 6.00
TOTAL 139.00
CHECK 139.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/15/89 01 13:49 0001 5939

57991

IDENTIF. TREFERENCE

AUG 15 1 47 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238211