BOOK PAGE BROWN, Terry H.

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

**TENNESSEE**

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO. | PROPERTY ADDRESS 504 Nawakwa<br>Madison, Tennessee 37115 |
| SEND TAX NOTICES TO: Loan Guaranty Officer (264)<br>Veterans Administration Regional Office<br>110 9th Avenue South, Nashville TN 37203 | THIS INSTRUMENT PREPARED BY: Jerry D. Stringer, Attorney<br>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
DOUGLAS ~~W.~~ LANG A SINGLEPERSON
whose address is Madison, Tennessee 37115

, 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 Madison, County of Davidson, State of Tennessee, to wit:
Land in Davidson County, Tennessee, being the easterly one-half of Tract No. 5 on the Map of Nawakwa Hills West End Section, being a subdivision of Kennedy and Graves 45-acre tract, as of record in Book 974, Page 96, Register's Office for said County, and described according to a copy of a survey dated September 25, 1967, made by T. R. Sanford, Engineer.

The said easterly one-half of Tract No. 5 fronts 52.3 feet on the northerly side of Nawakwa Trail and runs back in a northerly direction from the center of Nawakwa Trail 1257 feet more or less on the easterly line, and 1247.5 feet, more or less on the westerly line, to a dead line measuring 60 feet thereon.

This conveyance is made subject to the following:
1. 1989 Metro-Davidson County Taxes.
2. Survey prepared by John B. Kohl, III, Registered Land Surveyor, dated July 10, 1978, shows encroachment of gravel drive approximately 8 feet over said southeast property line.

Being the same property conveyed to Grantor by deed from National Mortgage Company, dated May 16, 1989, of record in Book 7846, Page 190, 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.

8345 08/23 0101 03CHECK 116.56

IN WITNESS WHEREOF, Grantor, this 16th day of 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 KENNETH L. HARVEY [SEAL]

Title Loan Guaranty Officer

Witness:

*

*

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)

5999'2

IDENTIFICATION REFERENCE

AUG 23 10 54 AM '89

DAVIDSON COUNTY TN

MAIL TAX

STATE OF TENNESSEE

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 16th day of August A. D. 19 89

My commission expires 7/24/93

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Deborah L. Beck

Notary Public
(Official title)

*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).

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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 ____

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STATE OF TENNESSEE, DAVIDSON COUNTY

I or we make oath that the actual consideration for this transfer or value of property transferred whichever is greater is $ 33200 which amount is equal to or greater than the amount which the property would command at a fair

Affiant

Subscribed and sworn to before me this 21st day of August, 19 89

B. Edwards-Dep.

Notary Public or Register

**Special Warranty Deed**

FROM
SECRETARY OF VETERANS AFFAIRS
TO
DOUGLAS U. LANG
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 ___

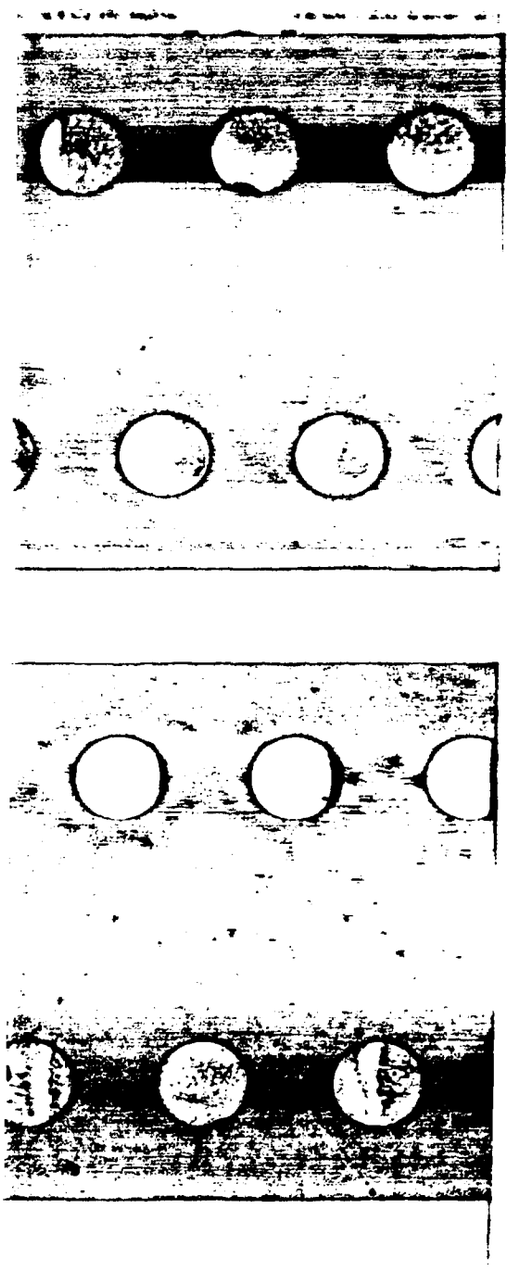
Fee paid, $ ____
Witness my hand, ____, Register.

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 _____

**BOOK 7920 PAGE 886**

| | | |
|---|---|---|
| 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 33200.00
CON TX 109.56
PRFEE 1.00
WDEED 6.00
TOTAL 116.56
CHECK 116.56

08/23/89 01 10:56 0001 8345

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 9 9 2

IDENTIFI REFERENCE

AUG 23 10 54 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

**No.** 241585