BOOK 7954 PAGE 361

JOHNSON, Terry Eugene

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR

TAX PARCEL NO.	PROPERTY ADDRESS
149-2-A Par 78.1	808 Bayswater Antioch, Tennessee 37013
SEND TAX NOTICES TO: Loan Guaranty Officer(264) Veterans Affairs 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
STEPHEN T. LEE AND CYNTHIA J. GRIFFIN TENANTS IN COMMON
whose address is Antioch, Tennessee 37013

, 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 Antioch, County of Davidson, State of Tennessee, to wit:
LAND in Davidson County, Tennessee, being Lot No. 108 on the Plat of Piccadilly Square, Phase 1, as of record in Book 5200, Pages 720, 721, and 722, Register's Office for Davidson County, Tennessee, to which plan 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.
2. Restrictions of record in Book 6236, Pages 680-733, Book 6295, Page 503, Book 6300, Page 409, in the Register's Office for Davidson County, Tennessee.
3. Plan of record in Book 5200, Pages 720, 721, and 722, said Register's Office, shows a thirty (30) foot minimum building setback line from Bayswater Place, and an eight (8) foot building envelope line from the easterly lot line, eight (8) feet from the westerly lot line, and twenty (20) feet from the rear lot line, and a ten (10) foot public utility and drainage easement along the rear lot line.
4. There is a 2.5 foot by 25 foot anchor easement located on both front corners of lot.

Being the same property conveyed to Grantors by deed from Commonwealth Mortgage Company of America, L.P., dated July 20, 1989, of record in Book 7898, Page 612, 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 12th day of September, 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 36.1342 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:

*_____

*_____

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)

7167.2

IDENTIFICATION REFERENCE

Oct 11 1 50 PM '89

DAVIDSON COUNTY, TN

MAIL ENV.

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 12th day of September A. D. 19 89

My commission expires 7/24/93

* Derrick T. Beasley

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 $ 82,500 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Stephen P. Lee

Affiant

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

Elizabeth A. Moss

Notary Public or Register

NOTARY PUBLIC

MY COMMISSION EXPIRES OCT. 9, 1991

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

STEPHEN T. LEE AND

CYNTHIA J. GRIFFIN

TENANTS IN COMMON

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 ..... $ _____

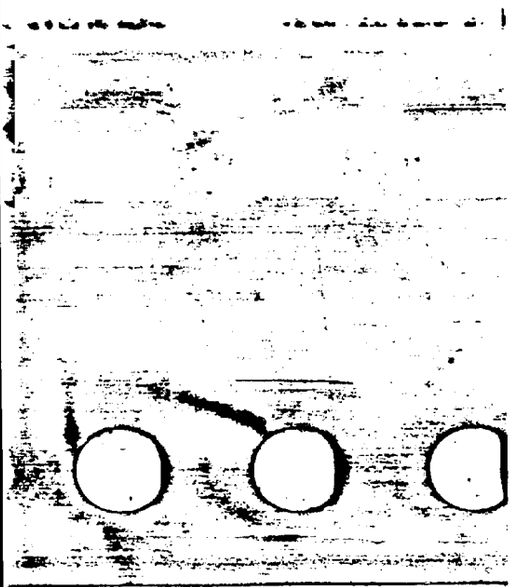
Paid _____, 19____

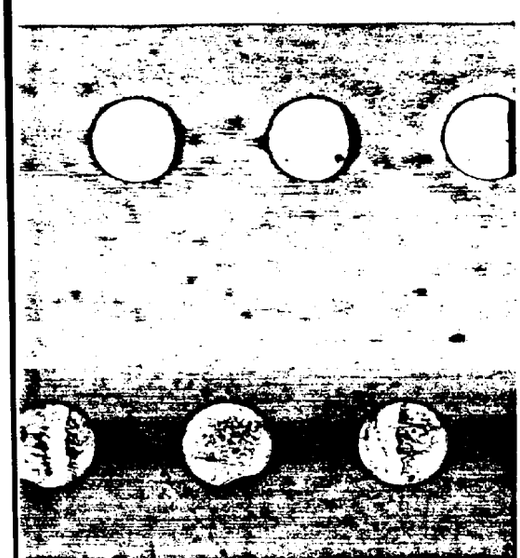
_____, Clerk.

When recorded mail to—

626259

2548 10/04 0101 03CHECK 280.50





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

RECEIVED OF _____

FOR _____

BOOK 7954 PAGE 363

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	82950.00
CON TX	273.57
PRFEE	1.00
WDEED	6.00
TOTAL	280.57
CHECK	280.57

10/04/89 01 13:51 0001 2948

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7167.2

IDENTIFICATION REFERENCE

OCT 4 1 50 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 255157