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

JOHNSON, Jr., Robert L.
TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 19 Tusculum Road 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

BOOK 7978 PAGE 877

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 L. AMBROSE AND WIFE DEBBIE A. AMBROSE
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. 3 on the plan of Lane Property, Section 2, as of record in Book 6050, Page 136, to which plan reference is hereby made for a more complete legal description.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. Restrictive covenants of record in Book 6848, Page 500 and Book 6050, Page 136, Register's Office, Davidson County, Tennessee.
3. Survey and plat sets out a 25 foot minimum building setback line from Tusculum Road.
4. Survey and plat sets out a 20 foot minimum building setback line from southerly margin.
5. Survey and plat sets out a 5 foot minimum building setback line from easterly & westerly margins.
6. Survey and plat sets out a 20 foot sewer easement along the northerly margin.

Being the same property conveyed to Grantors by deed from Fleet Mortgage Corp., dated August 24, 1989, of record in Book 7929, Page 212, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: VETERANS ADMINISTRATION

2241 11/08 0101 03CHECK 243.28

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 13th **day of** October, **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:

* _____

* _____

80223
IDENTIF. REFERENCE
Nov 8 9 24 AM '89
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By Kenneth L. Harvey [SEAL]
KENNETH L. HARVEY

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

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 13th day of October A. D. 19 89

My commission expires 7/24/93

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 $ 71,650.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

William Ambrose
Affiant

Subscribed and sworn to before me this 17th day of October 1989

Elizabeth A. Moss
Notary Public or Register

ELIZABETH A. MOSS
MY COMMISSION EXPIRES OCT. 9, 1991

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
WILLIAM L. AMBROSE AND WIFE
DEBBIE A. AMBROSE

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 ____

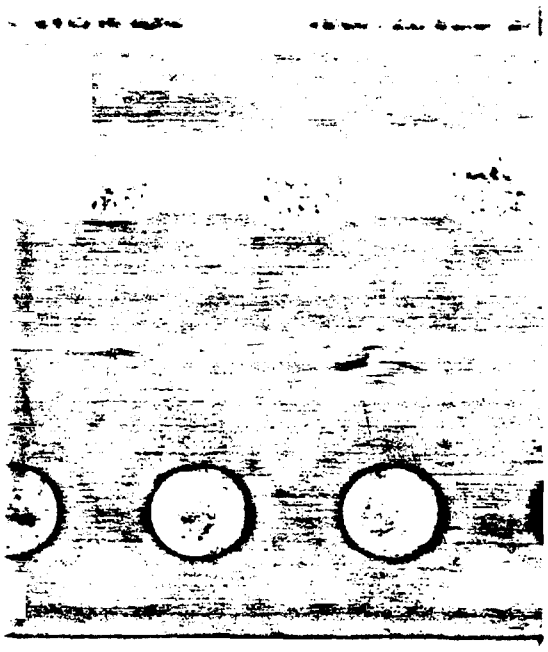
Fee paid, $ _____
Witness my hand, _____, Register.

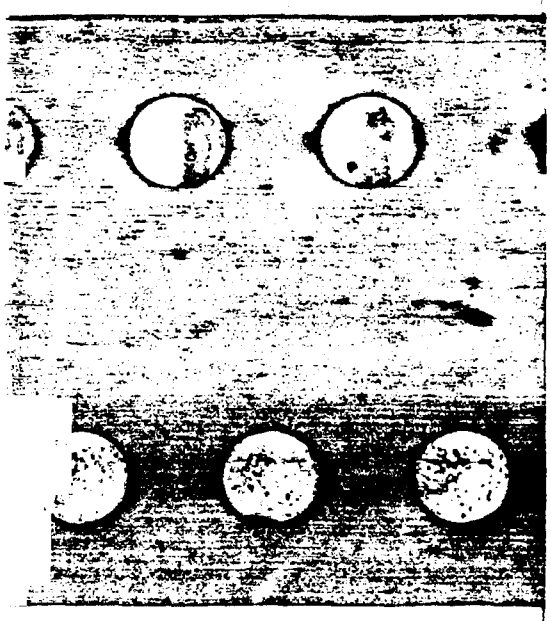
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 7978 PAGE 879

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	71650.00
CON TX	236.28
PRFEE	1.00
MDEED	6.00
TOTAL	243.28

CHECK 243.28
11/08/89 01 09:24 0001 2241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80223

IDENTIF. REFERENCE

Nov 8 9 24 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 265106