GARRISON, Kelly

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR

TAX PARCEL NO. 138-00-0 073.00	PROPERTY ADDRESS 3833 Couchville Pike Hermitage, Tennessee 37076
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 8002 PAGE 43

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
RONNIE MARK RAMEY AND WIFE LAURA L. RAMEY
whose address is Hermitage, Tennessee 37076

, 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 Hermitage, County of Davidson, State of Tennessee, to wit:
Land lying in the 4th Civil District of Davidson County, Tennessee, described according to a survey of John M. Sullivan, County Surveyor for said County, dated October 14, 1959, as follows:

Beginning on the south margin of Couchville Pike, said beginning point is North 57 degrees 10 minutes West 20.5 feet; North 64 degrees 53' West 100 feet; North 68 degrees 50' West 100 feet and North 72 degrees 16' West 45.83 feet. From the northeast corner of the 6.5 acre tract conveyed to William Lathan recorded in Book 1578, Page 433, Register's Office for said County; thence South 4 degrees 27' West 545 feet to a fence; thence with a fence and Clarence E. Ervin's line as follows: North 75 degrees 23' West 115.27 feet; North 55 degrees 21' West 15.67 feet; thence North 4 degrees 27' East 532.43 feet to the south margin of Couchville Pike; thence with the south margin of Couchville Pike as follows: South 83 degrees 5 minutes east 75.34 feet; South 72 degrees 16' East 54.17 feet to the beginning, containing 1.57 acres, more or less.

This conveyance is made subject to the following:
1990 Metro Davidson County Taxes.

Being the same property covneyed to Grantors by deed from Arnold M. Weiss, Substitute Trustee, dated July 19, 1989, of record in Book 7892, Page 112, 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 5th day of December, 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.

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

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

Title Loan Guaranty Officer

Witness:

*

*

88164

IDENTIF. TREFERENCE

DEC 8 3 07 PM '89

FELIX Z. ... DAVIDSON COUNTY TN.

MAIL EXIT

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 5th day of December A. D. 19 89

My commission expires 7/24/93

* Deborah L. Beecher

Notary Public
(Official title)

OFFICERS HAVING SEAL
MEMBER PRESS 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 $65,306 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Sherry V. Wood
Affiant

Subscribed and sworn to before me this 8th day of Dec., 19 89

B. Edwards - Dep.
Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
RONNIE MARK RAMEY AND WIFE
LAURA L. RAMEY

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 _____

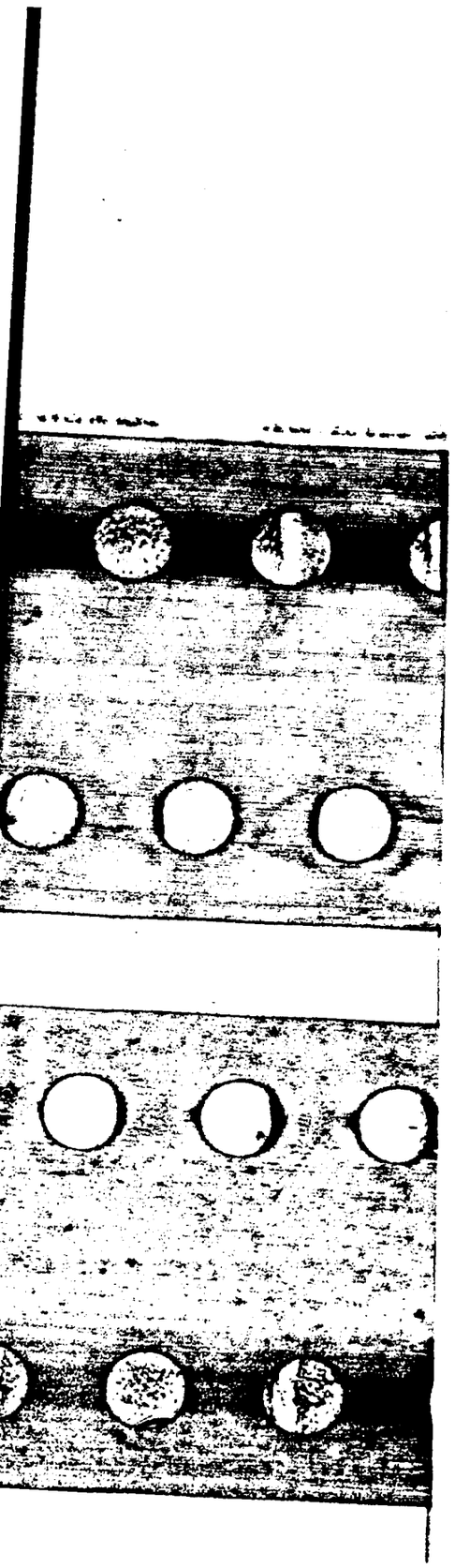
Fee paid, $ _____
Witness my hand, _____, Register.

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

Paid 22.49 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 8002 PAGE 45

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 65300.00
				CON TX 215.49
				PRFEE 1.00
				WDEED 6.00
				TOTAL 222.49
				CHECK 222.49
12/08/89	01			15:05 0001 3270

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88164

IDENTIF. TREFERENCE

Dec 8 3 08 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 274457