WHALEY, Sr., Monte H.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 96-14 Par 13 Etc	PROPERTY ADDRESS 2934 Lakeland Drive Nashville, Tennessee 37214
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 8013 PAGE 631

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
CHARLES W. RUTLEDGE AND WIFE JOYCE R. RUTLEDGE
whose address is Nashville, Tennessee 37214

, 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:
LAND in Davidson County, Tennessee, being Lot No. 416 on the Plan of Cloverhill Subdivision, Section 7, recorded in Book 2133, Page 92, 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. 1990 Metro Davidson County Taxes.
2. The plan of record in Book 2133, Page 92, said Register's Office, shows a 50-foot minimum building setback line from Lakeland Drive; a 10-foot easement for public utility purposes along the rear line; and a 10-foot easement for public utility purposes along the westerly line of subject lot.
3. Survey by John Kohl & Co., P.C., dated January 12, 1987, shows that the asphalt drive servicing subject lot encroaches onto the 10-foot public utility easement located on the westerly line of subject lot.

Being the same property conveyed to Grantors by deed from Chemical Mortgage Company, dated July 24, 1989, of record in Book 7929, Page 759, 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 17th day of November, 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.

92302

IDENTIFICATION REFERENCE

DEC 28 1 46 PM '89

FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

Witness:

*_____

*_____

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By _____ [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)

BOOK 8013 PAGE 632

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 17th day of November, 19 89

My commission expires 7/24/93

* Deborah L. Lesher

Notary Public
(Official title)

OFFICIAL SEAL MUST IMPRESS SEAL
NOTARY PUBLIC
DEBORAH L. LESHER
DAVIDSON COUNTY, TENNESSEE

*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 $ 54,450.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Charles W. Rutledge
Affiant

Subscribed and sworn to before me this 30th day of November, 89

Elizabeth A. Moss
Notary Public or Register

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
CHARLES W. RUTLEDGE AND WIFE,
JOYCE R. RUTLEDGE

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 _____

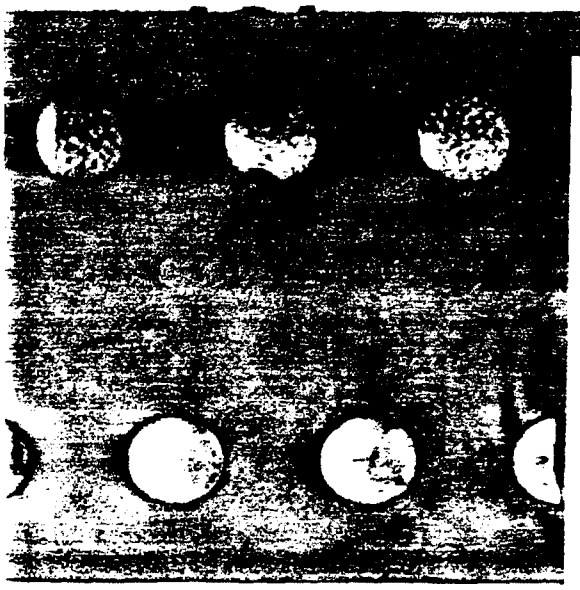
8423 12/28 0101 CHECK 186.52
Fee paid, $ _____
Witness my hand, _____, Register.

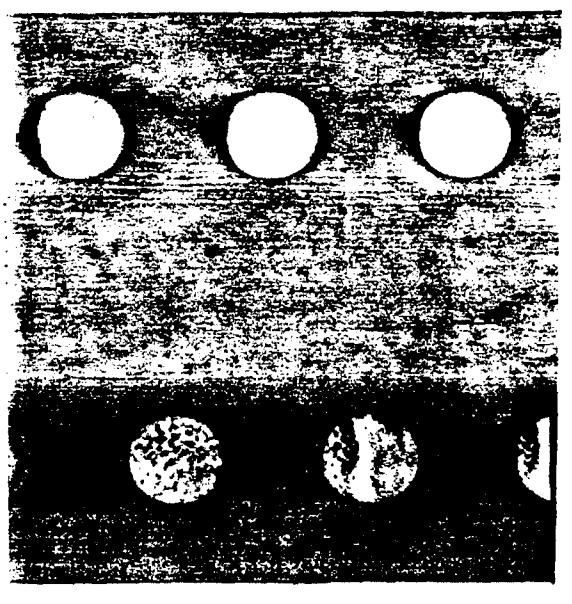
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 8013 PAGE 633

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	54450.00
			CON TX	179.52
			PRFEE	1.00
			WDEED	6.00
			TOTAL	186.52
			CHECK	186.52
12/28/89	01		13:47 0001	8423

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.2302

IDENTIFICATION REFERENCE

DEC 28 1 46 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 279535