BOURGEOIS, Melvin E.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.: 96-14 Par 247	PROPERTY ADDRESS: 3014 Boulder Park Drive Mt. Juliet, 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

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
DONALD E. JOHNSON AND WIFE, BARBARA J. JOHNSON
whose address is Mt. Juliet, Tennessee 37214

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, 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 Mt. Juliet, County of Davidson, State of Tennessee, to wit:
Being Lot No. 227, on the Plan of Hickory Bend Subdivision, Section 4, as of record in Plat Book 4175, Page 34, said Register's Office.

Said Lot No. 227 fronts 70.0 feet on the westerly side of Boulder Park Drive and runs back 119.6 feet on the northerly line to a witness line, and on 30 feet, more or less, to the center of McCrory Creek, and runs back 115.8 feet on the southerly line to a witness line, and on 20 feet, more or less to the center of McCrory Creek, measuring 71.10 feet on the said witness line, and measuring 71 feet, more or less along the center line of McCrory Creek according to survey dated October 2, 1980, by Larry L. Campbell, Registered Land Surveyor Tennessee No. 665.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. Restrictions of record in Deed Book 4272, Page 832, and Deed Book 4367, Page 805, Register's Office, Davidson County, Tennessee.
3. Survey and recorded plat show a 30-foot minimum building setback line which has been violated by a porch.
4. Survey shows a drainage and utility easement across rear of property.

Being the same property conveyed to Grantors by deed from First Investment Company, dated August 11, 1989, of record in Book 7935, Page 465, and re-recorded in Book 7985, Page 398, 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 7th 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 36.1342 and 36.4520, pursuant thereto, as amended, and who is authorized to execute this instrument.

92304

IDENTIFICATION REFERENCE

DEC 28 1 47 PM '89

CECIL C. ROBERTS, REGISTER
DAVIDSON COUNTY, TN

MAIL EXEMPT

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By Kenneth L. Harvey [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)

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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 7th day of December, 19 89

My commission expires 7/24/93

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Deborah J. Brock

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).

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 $ 57,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Donald E. Johnson
Affiant

Subscribed and sworn to before me this 19th day of December, 1989

Elizabeth a. Moss
Notary Public or Register

NOTARY PUBLIC

MY COMMISSION EXPIRES: [illegible] 9, 1991

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
DONALD E. JOHNSON AND WIFE,
BARBARA J. JOHNSON

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 _____

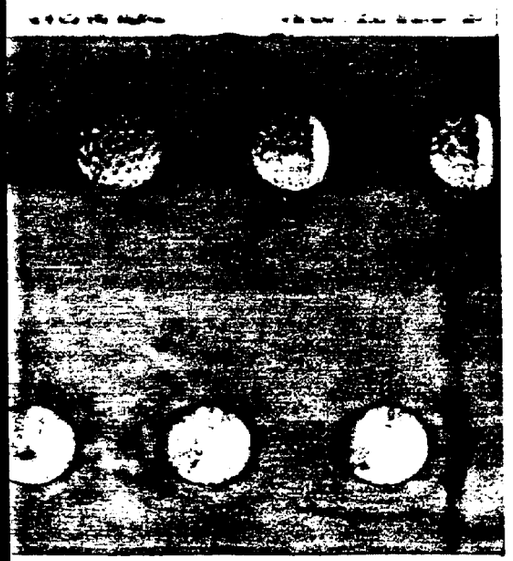
Fee paid, $ _____
Witness my hand, _____, Register.

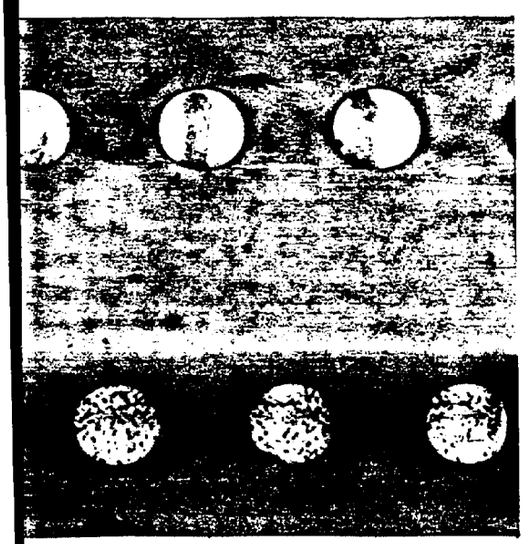
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 _____

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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 57300.00
				CON TX 189.09
				PRFEE 1.00
				WDEED 6.00
				TOTAL 196.09
				CHECK 196.09
			12/28/89 01	13:49 0001 8425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92304.

IDENTIFI REFERENCE

DEC 28 1 47 PM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 279537