CHAMBERS, III, William H.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO 59-3-110 TH.	PROPERTY ADDRESS 1308 Union Court Nashville, Tennessee 37207
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 8033 PAGE 249

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
LARRY BENFORD AND WIFE CAROLYN T. BENFORD
whose address is Nashville, Tennessee 37207

, 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. 72 on the Plan of Bellshire Terrace, Section II, as of record in Book 6250, Page 673, Rgister'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. Restrictions of record in Book 6741, Page 991, in Register's Office for Davidson County, Tennessee,
3. Plan of record in Book 6250, Page 673, Register's Office for Davidson County, Tennessee, shows a 10 foot public utility and drainage easement along the westerly lot line, and a 2.5' x 30' utility anchor easement located at the southwest corner of the lot.
4. Restrictive covenants contained in an instrument of record in Book 6693, Page 506, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantors by deed from Sovran Mortgage Corporation, dated October 2, 1989, of record in Book 7959, Page 24 and re-recorded in Book 7961, Page 458, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

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 8th day of January, 19 90, 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 KENNETH L. HARVEY [SEAL]

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)

STATE OF TENNESSEE

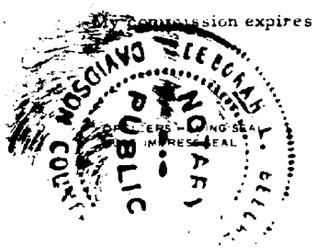
COUNTY OF DAVIDSON

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 8th day of January D. 1990

My Commission expires 7/24/93



* Deborah L. Creekmore

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 $ 65,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Larry Benford
Affiant

Subscribed and sworn to before me this 12th day of January, 1990

Elizabeth A. Moss
Notary Public or Register



MY COMMISSION EXPIRES OCT. 9, 1991

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
LARRY BENFORD AND WIFE
CAROLYN T. BENFORD

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 _____

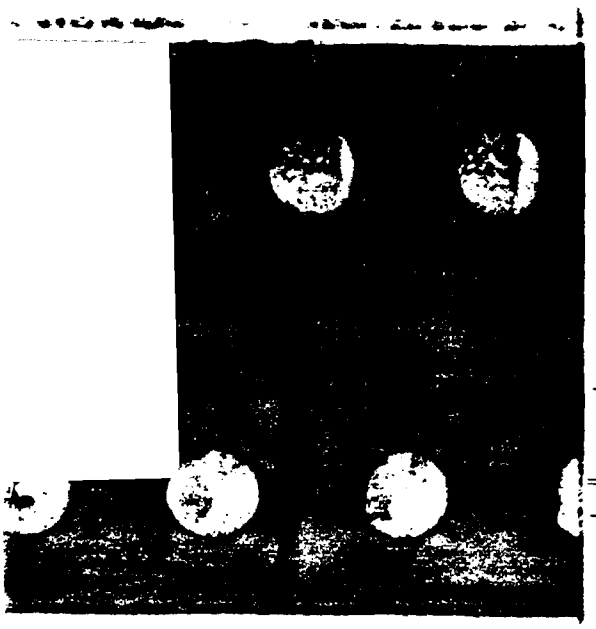
Fee paid, $ _____
Witness my hand, _____, Register.

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

Paid _____, 19__
_____, Clerk.

When recorded mail to—

626259



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

RECEIVED OF _____

FOR _____

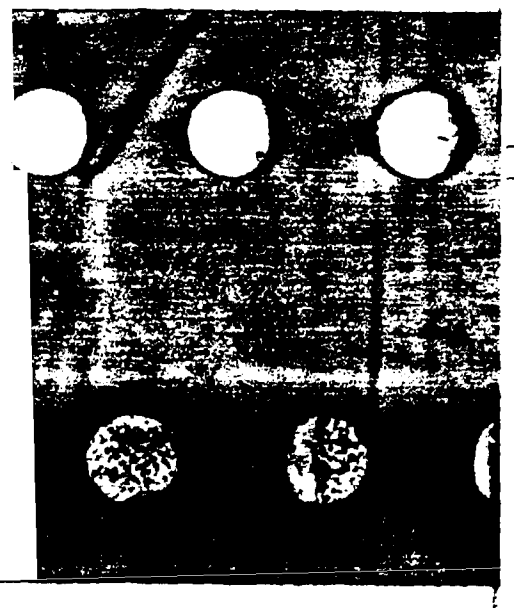
BOOK 8033 PAGE 251

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65300.00
CON TX 215.49
PRFEE 1.00
WDEED 6.00
TOTAL 222.49
CHECK 222.49

01/26/90 01 13:45 0001 6626



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99330

IDENTIF. REFERENCE

JAN 26 1 48 PM '90

DAVIDSON COUNTY TN.

No. 287193