SWARTWOUT, Richard

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 53-3 Parcel 100	PROPERTY ADDRESS 1413 BerryStreet Old HIckory, Tennessee 37138
SEND TAX NOTICES TO: Loan Guaranty Officer(264) Veterans Affairs Regional Office 110 9th Avenue South, Nashville TN 37203	THIS INSTRUMENT PREPARED 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

ALVIN C. CAPLINGER AND WIFE MARGO A. CAPLINGER & KEELY CAPLINGER TENANTS IN COMMON whose address is Old Hickory,Tennessee 37138

, 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 Old HIckory, County of Davidson, State of Tennessee, to wit: LAND in Davidson County, Tennessee, Being lot No. 274, on the Map of Section C-1, Village of Old Hickory, as of record in Book 1424, Page 130, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete legal description.

BOOK 8050 PAGE 87

This conveyance is made subject to the following:

1. 1990 Metro Davidson County Taxes.
2. The recorded plan shows an easement for public utilities along the easterly line of the lot.
3. Encroachment of the garage serving the premises in question onto the utility easement on the rear of the lot, as shown on a survey by Hal R. Swann, dated October 22, 1955.

Being the sameproperty conveyed to Grantors by deed from Arnold M. Weiss, substitute trustee, dated May 25, 1989, of record in Book 7851, Page 442, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

4817 02/22 0101 03CHECK 126.46

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 14th day of February, 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 36.4342 and 36.4520, pursuant thereto, as amended, and who is authorized to execute this instrument.

Witness 9502

IDENTIF. REFERENCE

Feb 22 11 29 AM '90

FELIX A. WILSON III
DAVIDSON COUNTY TN.

MAIL OR.

The Secretary of Veterans Affairs

EDWARD J. DERWINSKI

*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)

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 14th day of February 19 90

My commission expires 7/24/93

* Deborah J. Brecka

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 $ 36,200 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Harold R. Wright
Affiant

Subscribed and sworn to before me this 22nd day of Feb., 19 90

W. Wallace
Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
ALVIN C. CAPLINGER AND WIFE
MARGO A. CAPLINGER AND
KELLY R. CAPLINGER TENANTS IN
COMMON

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 _____

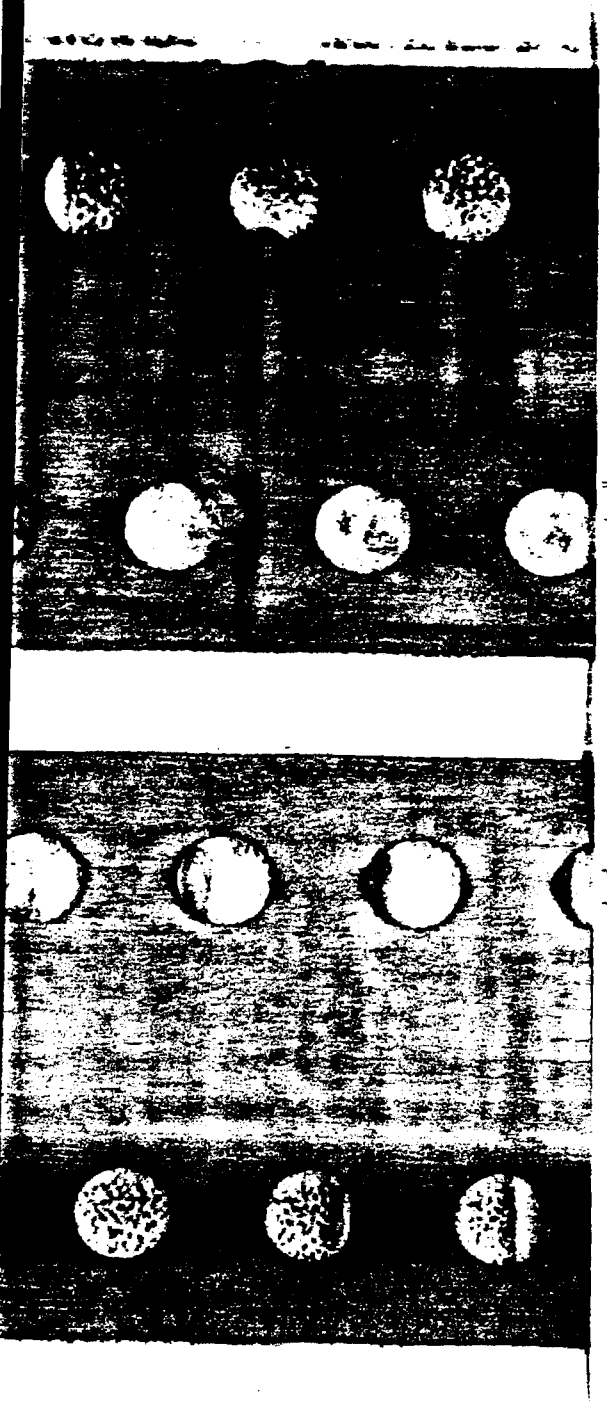
Fee paid, $ _____
Witness my hand, _____, Register.

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 8050 PAGE 89

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 36200.00
CON TX 119.46
PRFEE 1.00
WDEED 6.00
TOTAL 126.46
CHECK 126.46

02/22/90 01 11:27 0001 4817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05502

IDENTIF. TREFERENCE

FEB 22 11 29 AM '90

FELIX Z. WILSON II REG.
DAVIDSON COUNTY TN.

No. 294794