JORDAN, Jeffrey D.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 149-2-171	PROPERTY ADDRESS 4745 Terragon Trails Antioch, Tennessee 37013
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
JOHN A. GARRETT, Sr., and wife JOYCE M. GARRETT
whose address is Antioch, Tennessee 37013
, 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 Antioch, County of Davidson, State of Tennessee, to wit:
LAND in Davidson County, Tennesee, being Lot No. 89 on the plan of 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, Page 18, Register's Office for said County, to which reference is made for a more particular description of said lot.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. Restrictions of record in Book 5179, Page 214, Register's Office of Davidson County, Tennessee.
3. The plan of record in Book 5200, Page 18, said Register's Office which shows a 20 foot minimum building setback line from Terragon Trail and a 5 foot easement for public utility and drainage purposes along the southwesterly line of said lot, and a 2.5 X 25 foot utility anchor easement located on the northerly front corner of said lot, and a 28 foot easement for public utility and drainage purposes with a manhole and an 8 inch sewer line therein, across the rear portion of said lot.

Being the same property conveyed to Grantors by deed from Billy Bushulen, Substitute Trustee, dated November 20, 1989, of record in Book 7990, Page 621, 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 16th 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.

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By: Kenneth L. Harvey (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)

Witness: [illegible] Document Unofficial

*

*

05945

IDENTIF. REFERENCE

FEB 23 2 08 PM '90

DAVIDSON COUNTY TN.

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 16th day of February A. D. 19 90

My commission expires 7/24/93

OFFICERS HAVING SEAL MUST IMPRESS SEAL

Deborah L. Burch

Notary Public

(Official title)

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

*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 $ 46,800.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 23rd day of Feb. 1990

B. Edwards - Dep.

Notary Public or Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 46,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF Feb. 1990.

Deputy Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JOHN A. GARRETT, SR., AND WIFE
JOYCE M. GARRETT

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.

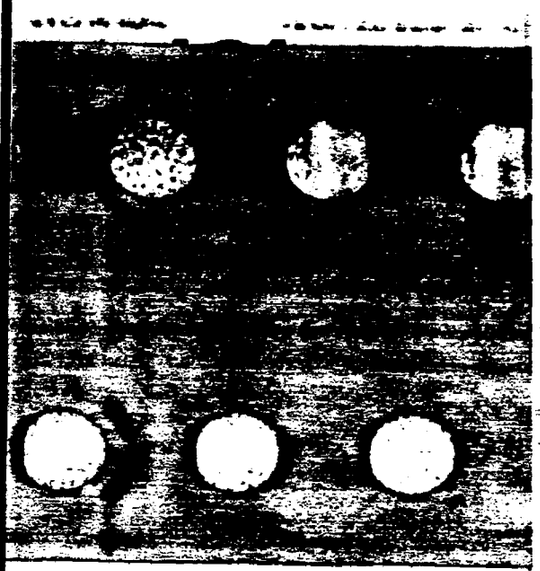
State tax ..... $ _____
Clerk's fee ..... $ _____
RECEIVED TOTAL $ 225.00

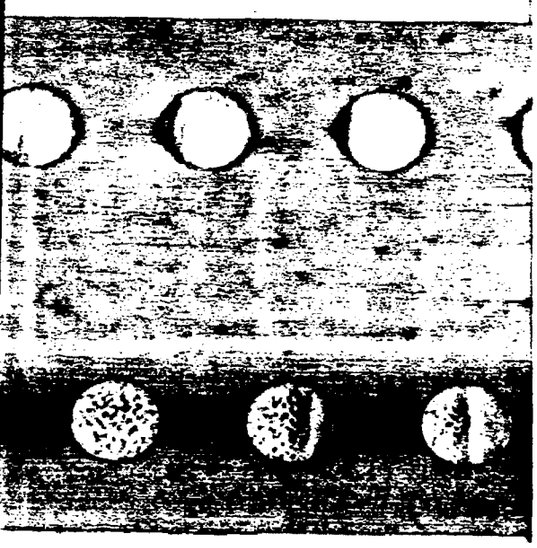
Paid _____ day of _____, 19__
_____, Clerk.

When recorded mail to—

626259

156.49





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

RECEIVED OF _____

FOR _____

BOOK 8051 PAGE 213

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 45300.00
				CON TX 149.49
				PRFEE 1.00
				WDEED 6.00
				TOTAL 156.49
				CHECK 156.49
02/23/90	01			14:07 0001 5334

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05945

IDENTIF. REFERENCE

FEB 23 2 08 PM '90

DAVIDSON COUNTY TN.

No. 295305