EWING, William Z.

BOOK 8057 PAGE 898

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 93-13 541	PROPERTY ADDRESS 1312 Hawkins Street Nashville, Tennessee 37203
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

RODNEY MAURICE BROWN A SINGLE PERSON
whose address is Nashville, Tennessee 37203

, 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:

Being Lot No. 4 of the Resubdivision of Lot No. 1, Section 17, on the Plan of Edge Hill Estates, of record in Plat Book 4470 at Page 129, Register's Ofice for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. Restrictive covenants contained in instrument of record in Book 4220, Page 723, Register's Office, Davidson County, Tennessee.
3. The plan of record in Plat Book 4470, Page 129, said Register's Office, shows a 10-foot utility and drainage easement along the northerly and part of the westerly lot lines; and 30-foot minimum building setback line from Hawkins Street.

Being the same property conveyed to Grantor by deed from Chemical Mortgage Company, dated July 27, 1989, of record in Book 7929, Page 755, 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 1st day of March, 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 36.4312 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

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:

*

*

0829 9

IDENTIF. REFERENCE

MAR 5 2 23 PM '90

DAVIDSON COUNTY R.D.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing
Document Unsatisfactory When Received

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 1st day of March A. D. 19 90

My commission expires 7/24/93

* Deborah L. Becker

Notary Public
(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

NOTARY PUBLIC

*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 $ 41,200 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Howard H. Clark
Affiant

Subscribed and sworn to before me this 5th day of March, 19 90.

W. A. Wiseman
~~Notary Public or Register~~ Dep. Reg

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

RODNEY MAURICE BROWN

A SINGLE PERSON

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 .... $ ______

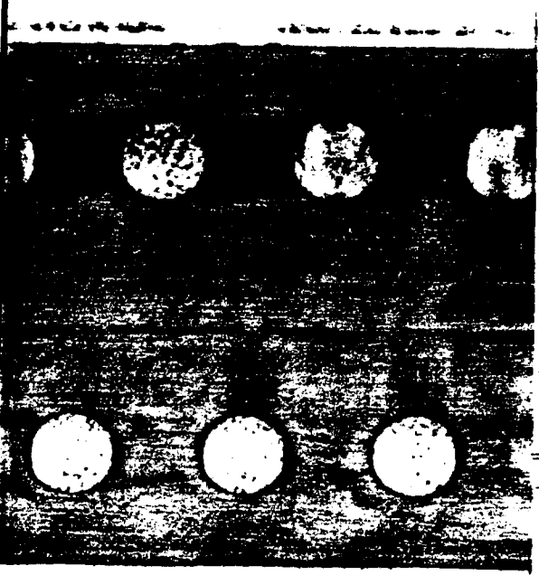
RECHECK 03/05 0101 03CHECK 9511 $ 142.96

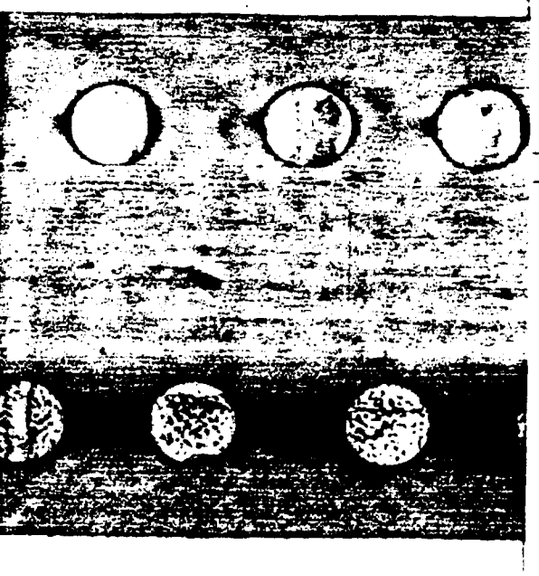
Paid ______ day of ______, 19 ______

______, Clerk.

When recorded mail to–

626259





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

RECEIVED OF _____

FOR _____

BOOK 8057 PAGE 900

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 41200.00
				CON TX 135.96
				PRFEE 1.00
				WDEED 6.00
				TOTAL 142.96
				CHECK 142.96
03/05/90	01			14:25 0001 9511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08299

IDENTIF. REFERENCE

MAR 5 2 23 PM '90

DAVIDSON COUNTY TN.

No. 298017