BUFORD, James

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 4640 Billingsgate Road 149-01-B Antioch, Tennessee 37013 10161
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 8064 PAGE 678

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
VERNON L. BRADFORD, JR., AND WIFE, DONNA J. BRADFORD
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:
BEING Lot No. 238 on the Plan of Piccadilly Square, Phase III of record in Plat Book 6250, Page 893, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. Survey and plat sets out a 8 foot public utility and drainage easement along rear lot line.
3. Survey and plat sets out a building envelope along North, East and West lot lines.
4. Restrictive covenants of record in Book 6236, Page 683, Register's Office, Davidson County, Tennessee.
5. Amendments to Articles of Incorporation of record in Book 6295, Page 548; Book 6295, Page 556, Book 6295, Page 564 and Book 6300, Page 423, said Register's Office.
6. Amendment to By-Laws, of record in Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588 and Book 6300, Page 431, said Register's Office.
7. Amendments to Information Brochure of record in Book 6295, Page 596; Book 6295, Page 602 and Book 6300, Page 439, said Register's Office.
8. Amendments to restrictive covenants of record in Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534 and Book 6300, Page 409, Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184 and Book 6518, Page 190, said Register's Office.
9. Deed of correction of record in Book 6295, Page 503, said Register's Office.
10. Conveyance of additional open space, of record in Book 6496, Page 99, said Register's Office.
11. Sewer easements of record in Book 6186, Page 238; Book 6251, Page 616, Book 6530,

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.

Page 819 and Book 6530, Page 823, said Register's Office.
12. Utility easement of record in Book 6298, Page 491, said Register's Office.
13. Deed of Clarification of record in Book 6830, Page 739, said Register's Office.

eing the same property conveyed to Grantors by deed from Arnold M. Weiss, Substitute Trustee, recorded 11/16/89, in Book 7985, Page 176, in the Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor, this 22nd 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

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 22nd day of February A. D. 19 90

My commission expires 7/24/93

* Deborah L. Brecha

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).

2378 03/14 0101 03CHECK 315.22

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 $ 93,400.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Vernon L. Bradford Jr.
Affiant

Subscribed and sworn to before me, this 28th day of February, 19 90

Elizabeth A. Moss
Notary Public or Register

ELIZABETH A. MOSS
MY COMMISSION EXPIRES OCT. 9, 1991

MAIL ENV.

DAVIDSON COUNTY TN.
REGISTER'S OFFICE

Mar 14 4 46 PM '90

RECEIVED FOR REFERENCE

11 0 7 3 8

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
VERNON L. BRADFORD, JR. AND WIFE,
DONNA J. BRADFORD

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 __

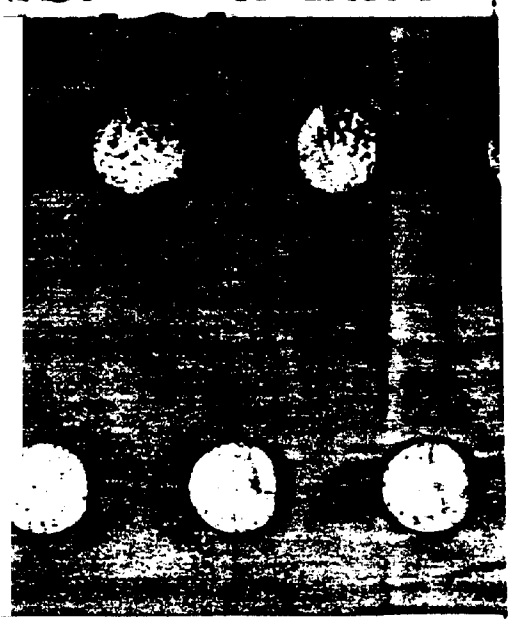
Fee paid, $ __
Witness my hand, __, Register.

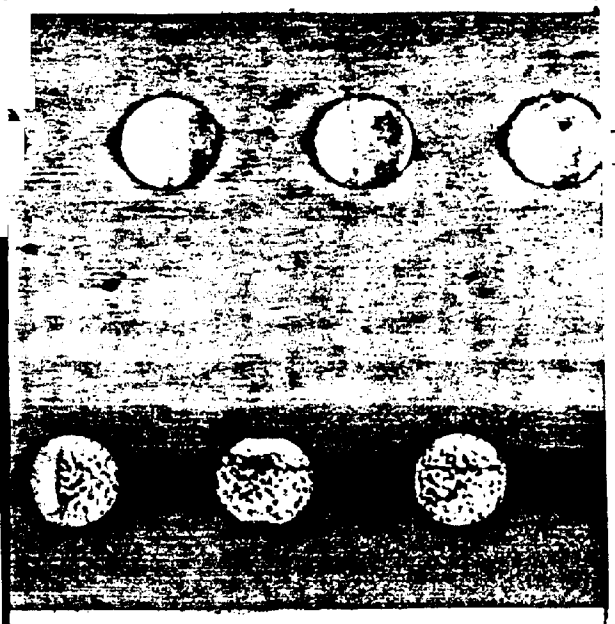
State tax ..... $ __
Clerk's fee ..... $ __
Total ..... $ __

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 8064 PAGE 680

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 93400.00
CON TX 308.22
PRFEE 1.00
WDEED 6.00
TOTAL 315.22
CHECK 315.22

03/14/90 01 13:44 0001 2378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1107338

IDENTIFICATION REFERENCE

MAR 14 1 46 PM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 300845