BOOK 8089 PAGE 203

MORGAN, Harry Lee

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

TENNESSEE

TBA

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 150-06-131	PROPERTY ADDRESS 7917 Woodymore Court 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
DEBORAH RENEE RITTER A SINGLE PERSON
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. 17A of the Zone Lot Division of Lots Nos. 16 and 17, of Woodymore Heights, Section 2, of record in plat Book 6900, Page 156, amending Plat Book 5200, Page 645, 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 set out a 10 foot public utility and drainage easement along the rear lot line and along a portion of the westerly lot line.
3. Survey and plat set out a 5 foot by 25 foot anchor easement at the southwesterly lot corner.
4. Survey sets out minimum building setback lines to be determined by the Metropolitan Zoning Regulations.
5. Restrictive covenants of record in Book 6534, Page 872 (re-recorded in Book 6536, Page 329) and Book 6900, Page 156, Register's Office, Davidson County, Tennessee.
6. All matters appearing on the plan of record in Plat Book 5200, Page 645, amended in plat Book 6900, Page 156, said Register's Office.

Being the same property conveyed to Grantor by deed from Sovran Mortgage Corporation, dated November 7, 1989, of record in Book 7982, Page 442, in the Register's Office of Davidson County, Tennessee.

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 said Grantee(s) and the heirs or successors and assigns of said Grantee(s), against the lawful claims of all persons claiming through, or under Grantor.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

IN WITNESS WHEREOF, Grantor, this 12th day of April, 1990, 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 36.4301 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

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)

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this Document when received.

19246

IDENTIF. REFERENCE

APR 16 2 43 PM '90

DAVIDSON COUNTY TN.

MAIL EXP.

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 12th day of April A. D. 19 90

My commission expires 7/24/93

* Deborah L. Bracken

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 $ 60,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Linda W. Jackson
Affiant

Subscribed and sworn to before me this 16th day of April 1990.

W. O. [illegible]
Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
DEBORAH RENEE RITTER
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.

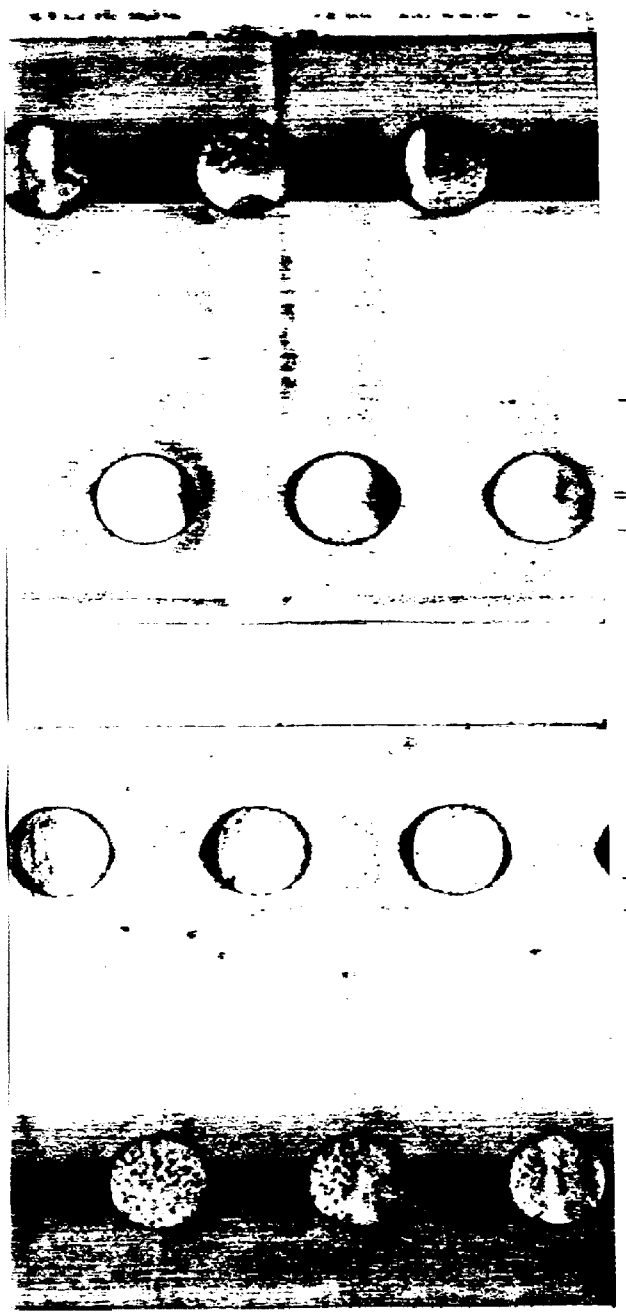
State tax ..... $ _____
Clerk's fee ..... $ _____
1990 04/16 0101 02CHECK

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

When recorded mail to—

626259

205-9



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

RECEIVED OF _____

FOR _____

BOOK 8089 PAGE 205

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	60300.00
			CON TX	198.99
			PRFEE	1.00
			WDEED	6.00
			TOTAL	205.99
			CHECK	205.99
04/16/90	01		14:40 0001	1643

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

119246

IDENTIFICATION REFERENCE

APR 16 2 43 PM '90

DAVIDSON COUNTY

No. 310750