WAITS, David L.

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

BOOK 8089 PAGE 926 **TENNESSEE**

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 108 16 Par 263 Tax	PROPERTY ADDRESS 1431 Timber Valley Drive Nashville, Tennessee 37214
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
J. HUGHES TURNER A SINGLE PERSON
whose address is Nashville, Tennessee 37214
, 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. 45B of the Zone lot division of Lot Nos. 44 and 45 of Section II of Percy Priest Woods of reocrd in Plat Book 6250, Page 95, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. Survey and plat sets out a protective easement and drainage easement along rear portion of lot.
3. Survey and plat sets out a 2.5 foot by 25 foot anchor easement at southerly lot corner.
4. Restrictive covenants of record in Book 5984, Page 865, Book 6020, Page 270, Book 6093, Page 392, and Book 6353, Page 307, Register's Office, Davidson County, Tennessee.
5. Survey and plat sets out a 30 foot minimum building setback line from Timber Valley Drive.

Being the same property conveyed to Grantor by deed from Security Financial and Mortgage Corporation, dated August 11, 1989, of record in Book 7915, Page 184, in the Register's Office of Davidson County, Tenneessee.

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.

1945 04/17 0101 03CHECK 202.69

IN WITNESS WHEREOF, Grantor, this 26th day of March, 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 36.4342 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]

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)

1945

IDENTIF. TREFERENCE

Apr 17 1 44 PM '90

DAVIDSON COUNTY TN.

MAIL CHK

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 26th day of March A. D. 19 90

My commission expires 7/24/93

* Deborah L. Beacham

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 $ 59,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

J. Hughes Turner
Affiant

Subscribed and sworn to before me this 30th day of March 1990

Elizabeth A. Moss
Notary Public or Register

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

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
J. HUGHES TURNER
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 _____

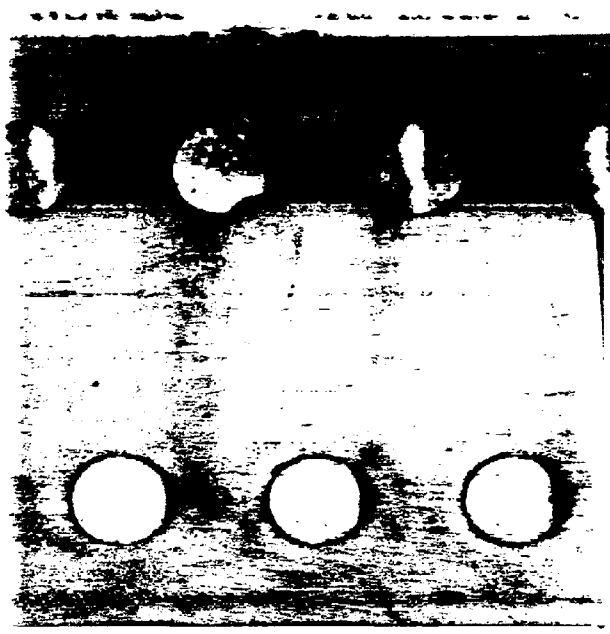
Fee paid, $ _____
Witness my hand, _____, Register.

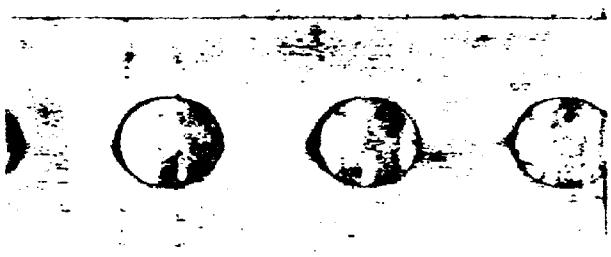
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 8089 PAGE 928

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 59300.00
CON TX 195.69
PRFEE 1.00
[illegible] 6.00
TOTAL 202.69
CHECK 202.69

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/17/90 01 13:43 0001 1945

19495

IDENTIF. REFERENCE

APR 17 1 44 PM '90

DAVIDSON COUNTY TN.

No. 311047