DOOLEY, Sharon M.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR

TAX PARCEL NO.	PROPERTY ADDRESS
119-02-0-246.00	58 Valeria Street Nashville, Tennessee 37210
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

THAVEE CHULIRASHANEEKORN AND WIFE SUPORNPHEN CHULIRASHANEEKORN
whose address is
329 B Oriel Avenue
Nashville, Tennessee 37210 , 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:

LAND in Davidson County, Tennessee, being Lot No. 180 on the plan of Sterling Heights, Section Five, of record in Book 1835, Page 37, Register's Office for said County.

SAID Lot No. 180 fronts 60 feet on the northerly margin of Valeria Street and extends back 142 feet on the westerly line and 155.1 feet on the easterly line to a dead line in the rear, measuring 105 feet thereon.

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This conveyance is made subejct to the following:

1. 1990 Metro Davidson County Taxes.
2. The plan of record in Book 1835, Page 37, Register's Office, Davidson County, Tennessee, shows a 30 foot minimum building setback line from Valeria Street, and a 10 foot easement for public utility purposes along the rear line of said lot.
3. A sewer easement of record in Book 4168, Page 814, said Register's Office.
4. A Joint Driveway Easement of record in Book 5183, Page 31, said Register's Office.
5. Survey by John B. Kohl III, dated December 31, 1987, discloses neighbor's creek rock patio encroaches onto subject property 1.2 feet, more or less, at a point on the northwesterly line of said lot. Said survey further discloses neighbor's fence encroaches onto subject property 3 feet, more or less, along a portion of the northwesterly line of said lot.

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.

Being the same property conveyed to Grantors by deed from Shawn Michael Dooley, dated March 1, 1990, of record in Book 8059, Page 624, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

IN WITNESS WHEREOF, Grantor, this 18th day of June, 1990, has caused this instrument to be signed on Grantor's behalf by the undersigned employee being thereunto duly authorized thereby acting pursuant to title 38, United States Code, sections 212 and 1820 and title 38, Code of Federal Regulations, sections 36.4320 and 36.4720, 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
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.

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IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 18th day of June A. D. 19 90

My commission expires 7/24/93

* Deborah L. Beecher

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, _____ COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater is $44,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Thawee Chulirashaneek

Affiant

MAIN ENT.

Subscribed and sworn to before me this 28 day of June, 1990

Notary Public or Register

FILED & RECORDED
DAVIDSON COUNTY TN
Jun 29 3 37 PM '90

IDENTIFICATION REFERENCE

38107

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

THAWEE CHULIRASHANEEKORN AND WIFE SUPORNPHEN CHULIRASHANEEKORN

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.

Stamp $495.00 OK 06/29/90 DOC#

Clerk's fee ..... $ _____

Total ..... $ _____

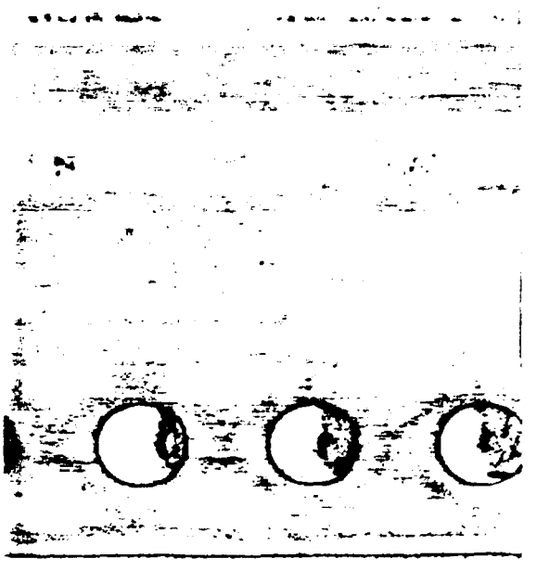
Paid _____, 19__

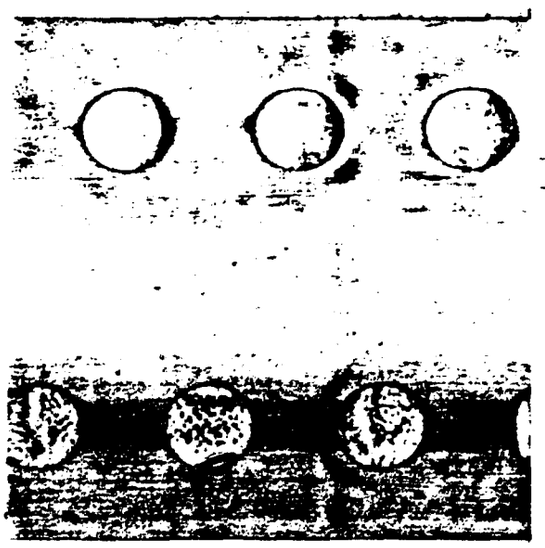
_____, Clerk.

When recorded mail to—

626258

153.85





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 44200.00
				CON TX 146.85
				PRFEE 1.00
				WDEED 6.00
				TOTAL 153.85
				CHECK 153.85
			06/29/90 01	15:39 0001 5495

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38107

TENNESSEE

JUN 29 3 37 PM '90

FELIX Z. WILSON, II

No. 333085