PIKE, Claude C.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 73-16 Par 17	PROPERTY ADDRESS 2428 Cabin Hill 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

STEVE SIMPKINS AND WIFE, KATHLEEN M. SIMPKINS
whose address is 303 Euclid Avenue
Watertown, Tennessee 37184

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, 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:

SEE ADDENDUM.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. Restrictive covenants of record in Book 2492, Page 307, and Book 2492, Page 631, in the Register's Office, Davidson County, Tennessee.
3. The plan of record in Book 2663, Page 27 and 28, said Register's Office, which shows a 40 foot minimum building setback line from Cabin Hill Road, and a 10 foot easement for public utility purposes along the rear line of said lot.

Being the sameproperty conveyed to Grantors by deed from Arnold M. Weiss, Substitute Trustee, recorded April 18, 1990, of reocrd in Book 8090, Page 427, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

0932 07/18 0101 03CHECK 234.04

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 9th day of June, 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

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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 9th day of July A. D. 19 90

My commission expires 7/24/93

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Deborah L. Beech

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, Wilson COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 68,890 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AT Steven Simpkins

Affiant

Subscribed and sworn to before me this 13TH day of July, 1990

Notary Public or Register

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

STEVE SIMPKINS AND WIFE,

KATHLEEN M. SIMPKINS

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

ADDENDUM

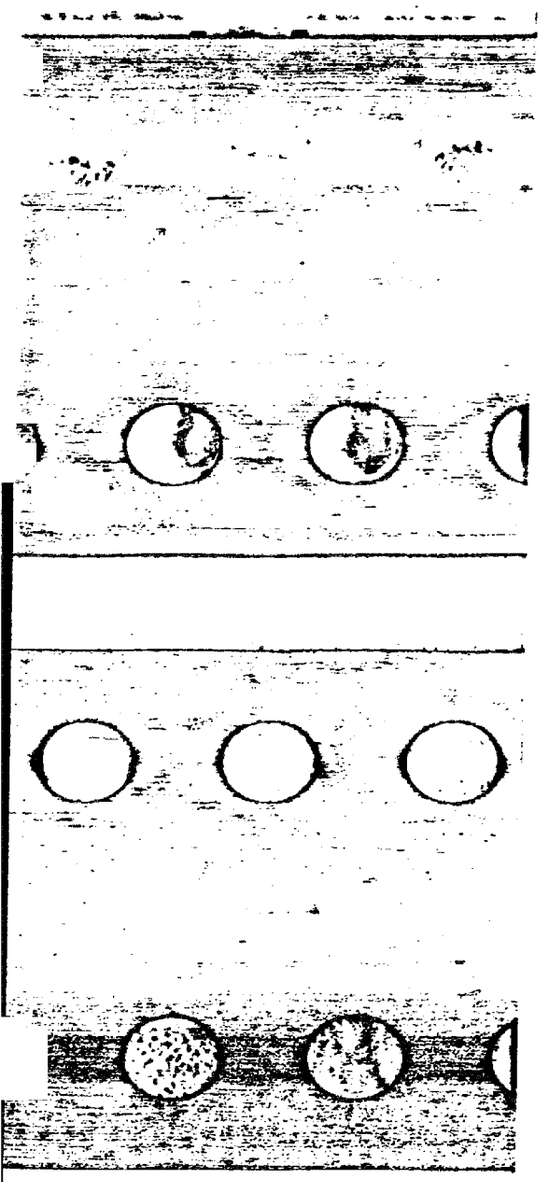
LAND in Davidson County, Tennessee, being lot No. 82 on the Plan of Sunset View, Section 1, Revised, of record in Book 2663, pages 27 and 28, Register's Office for said County. Said Lot No. 82 fronts 80 feet on the northerly margin of Cabin Hill Road and extends back 190 feet on the easterly line and 190 feet on the westerly line to a dead line in the rear, measuring 80 feet thereon.

MAIL TAX EXP.

JUL 18 8 26 AM '90

IDENTIFICATION

42172



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 68800.00
CON TX 227.04
PRFEE 1.00
WDEED 6.00
TOTAL 234.04
CHECK 234.04

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07:15:90 01 08:27 0001 0932

42172

IDENTIFICATION

JUL 18 8 26 AM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 337762