BELCHER, Jerry D.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 119-6/37 06DA-14754	PROPERTY ADDRESS 96 Jay Street Nashville, Tennessee 37211
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
HENRY L. GARRETT AND WIFE, MARY P. GARRETT
whose address is Nashville, Tennessee 37211

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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:
BEING Lot No. 1, a part of the W. C. Miller Home Place, Sterling Heights Subdivision, Section 2, of record in Book 1424, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. Easements, setback lines, restrictions and provisions shown on the plat of record in Plat Book 1424, Page 104, Register's Office, Davidson County, Tennessee.
3. The recorded plat shows a 40-foot minimum setback line from Jay Street, and 10-foot easement for public utilities and drainage along the westerly and northerly lot lines.
4. An easement for sanitary and storm drainage of record in Book 4168, Page 790, said Register's Office.

Being the same property conveyed to Grantors by deed from William P. Dougan, Substitute Trustee, recorded March 23, 1990, of record in Book 8070, Page 776, in the Register's Office of Davidson County, Tennessee.

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.

IN WITNESS WHEREOF, Grantor, this 16th day of July, 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.

Witness:

27-70

JUL 19 2 54 PM '90

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By Kenneth L. Harvey [SEAL]
KENNETH L. HARVEY

Title Loan Guaranty Officer

*

*

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 16th day of July A. D. 19 90

My commission expires 7/24/93

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Deborah J. Brock

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 $ 47,400 which amount is equal to or greater than the price at which the property transferred would command at a fair voluntary sale.

Harold B. Wright
Affiant

Subscribed and sworn to before me this 19th day of July 1990

J. Chandler, Dep Reg
Notary Public or Register

1670 07/19 0101 03CHECK 163.42

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
HENRY L. GARRETT AND WIFE,
MARY P. GARRETT

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 ..... $ _____

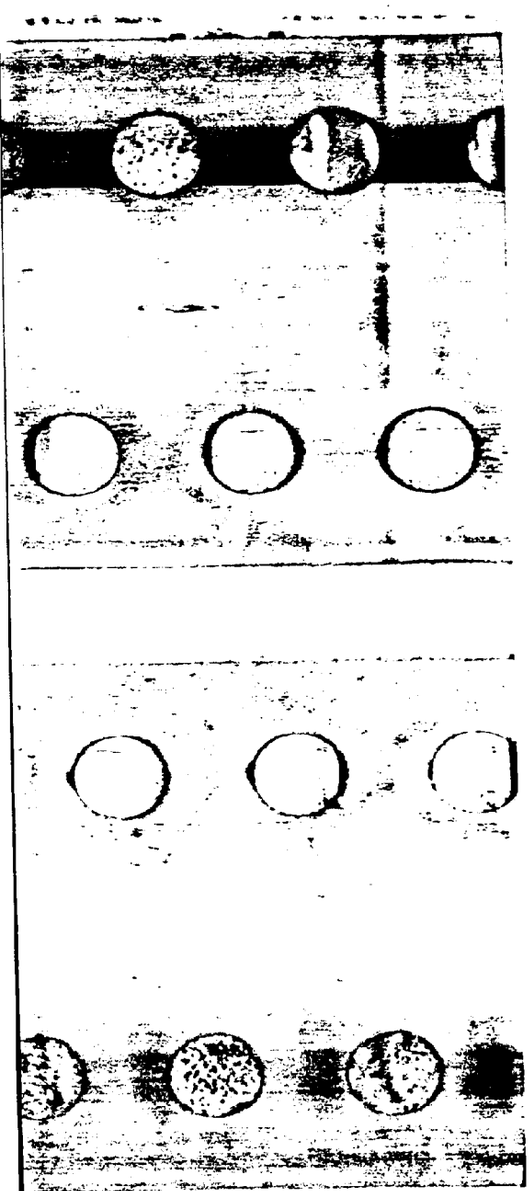
Paid _____, 19____
_____, Clerk.

When recorded mail to—

626259

OFFICIAL RECEIPT

FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 47400.00
				CON TX 156.42
				PRFEE 1.00
				MDEED 6.00
				TOTAL 163.42
				CHECK 163.42
07/19/90	01			14:54 0001 1670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4270

JUL 19 2 54 PM '90

No. 338492