FISHER, James N. BX22

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 162-7-94 05DU-50340	PROPERTY ADDRESS 5045 McLendon Drive Antioch, Tennessee 37013
SEND TAX NOTICES TO: ATLANTIC COAST MORTGAGE COMPANY	THIS INSTRUMENT PREPARED BY Jerry D. Stringer, Attorney VA Regional Office, Nashville TN 37203

12700 Fair Lakes Cr., Suite 400
Fairfax, VA 22033

SPECIAL WARRANTY DEED

BOOK 8228 PAGE 977

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
MICHAEL J. UPCHURCH AND WIFE, ELIZABETH UPCHURCH
whose address is Nashville, 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 Nashville, County of Davidson, State of Tennessee, to wit:
Land in Davidson County, Tennessee, being Lot No. 14, on the plat of Section One, Colewood Hills, of record in Book 4300, Page 130, Register's Office for said County.

SAID Lot No. 14 fronts 75.0 feet on the westerly margin of McLendon Drive and extends back 221.79 feet on the northerly line and 225.83 feet on the southerly line to a dead line in the rear, measuring 75.11 feet thereon.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. Restrictions of record in Book 4548, Page 912, Register's Office, Davidson County, Tennessee.
3. The plan of record in Book 4300,Page 130, said Register's Office, shows a 30 foot minimum building setback line from McLendon Drive, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. Also, a 2.5 X 25 foot utility anchor easement located on the northeasterly front corner of said lot.
4. The survey by John B. Kohl III, dated August 5, 1980, discloses that the fence serving subject property encroaches onto the adjacent property.
5. The survey by John B. Kohl III, dated August 5, 1980, discloses that the house serving subject property violates the minimum building setback line.

Being the same property conveyed to Grantors by deed from Arnold M. Weiss, Substitute Trustee, dated August 21, 1990, of record in Book 8179, Page 89, 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 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.

3454 11/01 0101 03CHECK 216.55

IN WITNESS WHEREOF, Grantor, this 31ST day of October, 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.

69320

IDENTIF. REFERENCE

NOV 1 11 05 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

Witness:

*

*

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By KENNETH L. HARVEY [SEAL]

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

BOOK 8228 PAGE 978

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 31ST day of October 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 $63,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 31ST day of OCTOBER, 19 90

_____
Notary Public or Register

I. DYKE TATUM

My Commission Expires: 09/25/93

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

MICHAEL J. UPCHURCH AND WIFE,
ELIZABETH UPCHURCH

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,

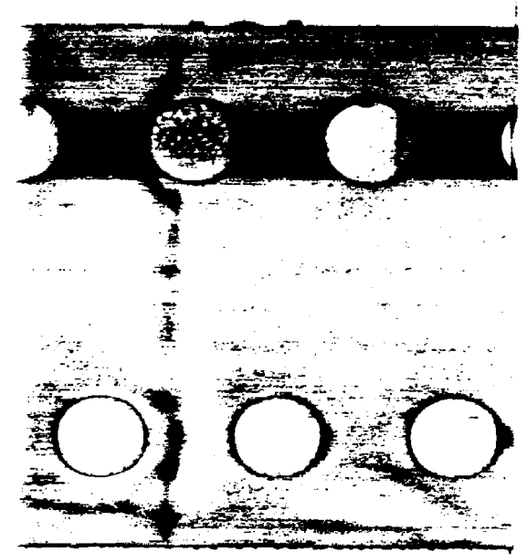
_____, Register.

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

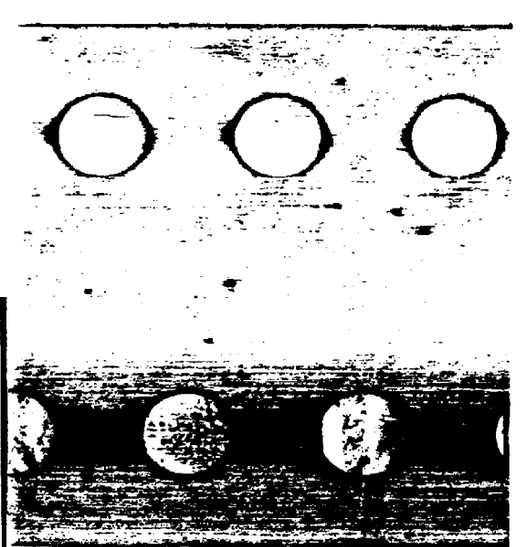
RECEIVED OF _____

FOR _____

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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	63500.00
CON TX	209.55
PRFEE	1.00
WDEED	6.00
TOTAL	216.55
CHECK	216.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/01/90 01 11:06 0001 3454

69320

IDENTIF. REFERENCE

NOV 1 11 06 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 369530