BOOK 8246 PAGE 876 BATTLES, George T.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 86-4 34	PROPERTY ADDRESS 1601 Rachels Retreat Hermitage, Tennessee 37076
SEND TAX NOTICES TO: Loan Guaranty Officer(264) 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

JOE C. TAYLOR, JR., AND WIFE, FAIRY JACQUELYN TAYLOR
whose address is Hermitage, Tennessee 37076

, 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 Hermitage, County of Davidson, State of Tennessee, to wit:

Being Lot No. 184 on the plan of Rachel's Retreat, Phase 1, of record in Plat Book 5200, at Page 516, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is made subject to the following:

1. 1990 Metro Davidson County Taxes.
2. The plat of said subdivision of record in Plat Book 5200, at Page 516, Register's Office for Davidson County, Tennessee, reveals the following: a utility, drainage and sewer easement 10 feet in width along the southerly property line; building envelope lines 30 feet from the northerly lot line, 15 feet from the westerly lot line, 20 feet from the southerly lot line, and 8 feet from the easterly lot line; and an 8 inch sewer line across the southerly portion of the lot.
3. Restrictive covenants of record in Book 5741, at Page 360, Register's Office for Davidson County, Tennessee.
4. Plat also shows an overhang easement across the westerly portion of said lot. Concrete drive on said lot encroaches onto utility, drainage and sewer easement in southerly part of saidlot.

Being the same property conveyed to Grantors by deed from Arnold M. Weiss, Substitute Trustee, dated April 18, 1990, of record in Book 8090, Page 431, 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 26th **day of** November, 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 _____ [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

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 November A. D. 19 90

My commission expires 7/24/93

* Dotsan L. J. Brent

Notary Public (Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

1649 11/30 0101 03CHECK 259.45

*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. BOOK 8246 PAGE 877

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 severally swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 76,500, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Subscribed and sworn to before me this 30 day of NOV., 19 90

B. Edwards - Dep.

Notary Public or Register

FELIX Z. NELSON REGISTER
DAVIDSON COUNTY TN.

NOV 30 2 21 PM '90

IDENTIF. REFERENCE

76162

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JOE C. TAYLOR, JR., AND WIFE,
FAIRY JACQUELYN TAYLOR

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 ..... $ __

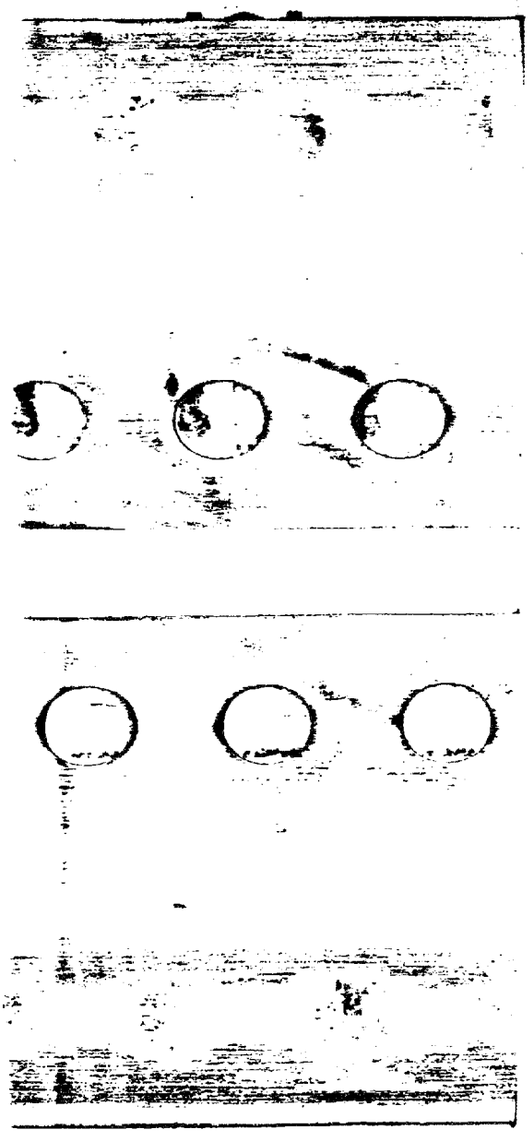
Paid __ day of __, 19__, __, Clerk.

When recorded mail to—

626259

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8246 PAGE 878

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 76500.00
CON TX 252.45
PRFEE 1.00
WDEED 6.00
TOTAL 259.45
CHECK 259.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/30/90 01 14:21 0001 1649

7611 62

IDENTIF. TREFERENCE

NOV 30 2 21 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 377602