HUFFINES, Joey E.

45

BOOK 8248 PAGE 132

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 64-13A-16	PROPERTY ADDRESS 621 Hardin Shire Drive Hermitage, Tennessee 37138
SEND TAX NOTICES TO: Security Financial and Mortgage 12444 Powerscourt Dr., Suite 140 St. Louis, MO 63131	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
TIM L. JENKINS AND WIFE, JULIE L. JENKINS
whose address is Hermitage, Tennessee 37138

, 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:
Described land situated in the City of Hermitage, Davidson County, Tennessee, being Lot No. 16 on the plan of The Village at Southfork, of record in Plan Book 6900, Page 482, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. Storm water detention agreement of record in Book 7305, Page 402, Register's Office for Davidson County, Tennessee.
3. Declaration of covenants, conditions, easements and restrictions, including but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7390, Page 454, Register's Office for said County.
4. The plan of record in Book 6900, Page 482, said Register's Office, shows building setback lines for each lot; anchor easements for each lot; public utility and drainage easements and storm detention easements of varying widths; landscape easements; and the locatio of each is made with reference to said plan and certain notes to which reference is hereby made to said plan.
Being the same property conveyed to Grantors by deed from First Financial Title Agency of Tennessee, Inc., dated August 15, 1990, of record in Book 8180, Page 95, 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.

IN WITNESS WHEREOF, Grantor, this 21st day of November, 1990, 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.

76596

IDENTIF. REFERENCE

DEC 3 1 40 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

Witness:

*_____

*_____

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By _____ [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

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 21st day of November A. D. 19 90

My commission expires 7/24/93

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

* Deborah L. Brooks

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 [illegible] swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 74,295.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Julie L. Jenkins

Affiant

Subscribed and sworn to before me this 30th day of November, 19 90

Patricia Nuckolls

Notary Public or Register

7/24/93

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

TIM L. JENKINS AND WIFE,

JULIE L. JENKINS

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 $ 252.19 RECEIVED 252.19

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 74255.00
				CON TX 245.19
				PRFEE 1.00
				WDEED 6.00
				TOTAL 252.19
				CHECK 252.19
			12/03/90 01	13:39 0001 5622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76596

IDENTIF. REFERENCE

DEC 3 1 40 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378099