RETURN THIS INSTRUMENT TO: EAST END TITLE 405 TWO MILE PIKE GOODLETTSVILLE, TN 37072

File 23 CONDER, Mark 53

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 53-13-83	PROPERTY ADDRESS 320 Chesterfield Circle Madison, Tennessee 37115
SEND TAX NOTICES TO: ATLANTIC COAST MORTGAGE COMPANY 12700 Fair Lakes Circle, Ste 400, Fairfax, VA 22033	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
MICHAEL J. PATTERSON AND WIFE, REBECCA J. PATTERSON
whose address is Madison, Tennessee 37115

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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 Madison, County of Davidson, State of Tennessee, to wit:
Land in Davidson County, Tennessee, being Lot No. 16 on the plan of Kimbolton Phase I, as of record in Plat Book 6900, Pages 276, 277 & 278, amended in Book 7577, Page 553, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 16 fronts 95.67 feet on the westerly margin of Chesterfield Circle and extends back 156.72 feet on the southerly line and 154.90 feet on the northerly line to a dead line in the rear measuring 95.0 feet thereon.
This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. Restrictive covenants contained in an instrument of record in Book 7265, Page 655, in Book 7464, Page 969, Book 7470, Page 126, and Book 7799, Page 50, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the plan of record in Plat Book 6900, Pages 276, 277 & 278, amended in Book 7577, Page 553, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantors by deed from Sovran Mortgage Corporation, dated May 21, 1990, of record in Book 8119, Page 197, in the Register's Office for Davidson County, Tennessee.

6334 12/05 0101 03CHECK 233.38

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 27th **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.**

Witness: 72117

IDENTIF. TREFERENCE

DEC 5 10 29 AM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

*_____

*_____

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 27th day of November A. D. 19 90

My commission expires 1/24/93

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Patrick J. Brooks

Notary Public
(Official title)

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*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 $ 68,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Michael J. Patterson
Affiant

Subscribed and sworn to before me this 30 day of November 1990

Carolyn Deeffa
Notary Public

My Commission Expires: 1/23/93

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
MICHAEL J. PATTERSON AND WIFE,
REBECCA J. PATTERSON

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 ___

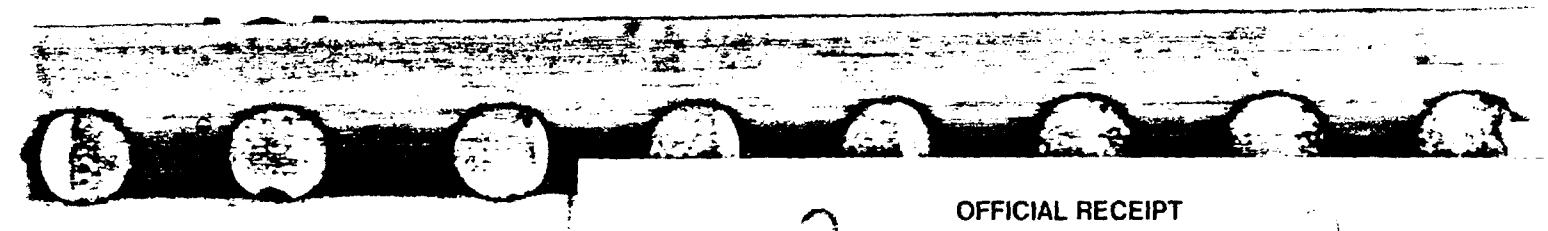
Fee paid, $ _____
Witness my hand, _____, Register.

State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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

When recorded mail to—

626259



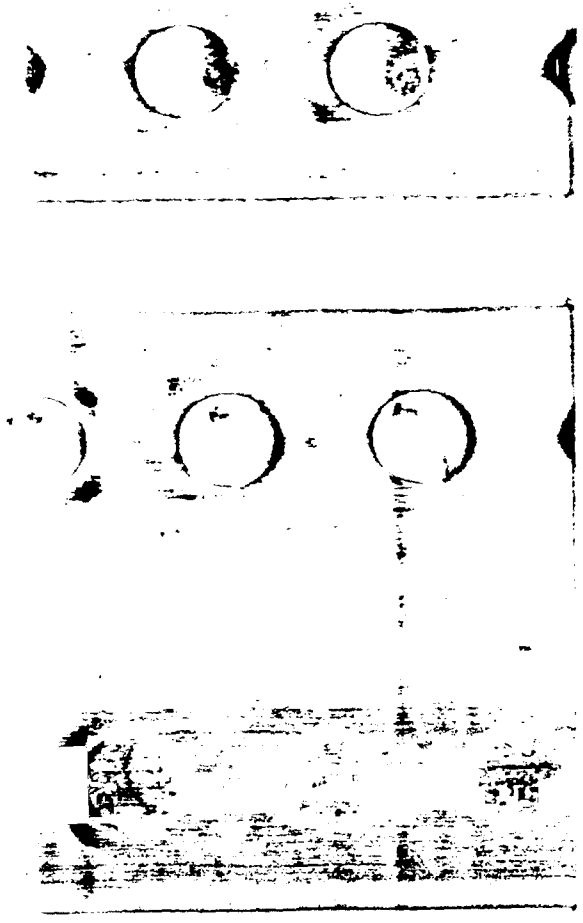
OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
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
			MAMT	68600.00
			ERR	CO
			MAMT	68600.00-
			CAMT	68600.00
			CON TX	226.38
			PRFEE	1.00
			WDEED	6.00
			TOTAL	233.38
			CHECK	233.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/05/90 01 10:28 0001 6334

77217.

IDENTIF. REFERENCE

DEC 5 10 29 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378804