PEACH, David

File in Box # 14
6730B

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO: Map 86-16, Parcel 69 FB# 4D-13030	PROPERTY ADDRESS: 4301 Valley Grove Drive Hermitage, Tennessee 37076
SEND TAX NOTICES TO: THDA c/o FIDELITY FEDERAL BANK 401 Union Street, Nashville, TN 37219	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 ROBERT R. MONAHAN AND KAREN A.MONAHAN TENANTS/IN/COMMON, husband & wife, as tenants by the entirety 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: Land in Davidson County, Tennessee, being Lot No. 97, Section 6, on the plan of Valley Grove, of record in Book 5200, Page 583, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

This is improved property located at 4301 Valley Grove Drive, Hermitage, TN 37076.

This conveyance is made subject to the following:
1. 1990 Metro Davidson County Taxes.
2. Restrictive covenants of record in Book 6112, Page 281, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grantors by deed from Tennessee Housing Development Agency, dated July 24, 1990, of record in Book 8166, Page 148, in the Register's Office of Davidson County, Tennessee.

BOOK 8251 PAGE 182

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.

7730 IDENTIF. TREFE DEC 5 1 44 PM FELIX Z. DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor, this 15th 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 36.4320, pursuant thereto as amended, and who is authorized to execute this instrument.

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By Kenneth L. Harvey [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 15th day of November A.D. 19 90

My commission expires 7/24/93

NOTARY PUBLIC
OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Notary Public
(Official title)

BOOK 8251 PAGE 183

*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 $ 46980.00 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 30TH day of November, 1990

Notary Public or Register

COMM. EXP. 11/10/94

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
ROBERT R. MONAHAN AND
KAREN A. MONAHAN
TENANTS IN COMMON

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 162.10 6464 12/05 01:01 CHECK, 19___, Clerk.

When recorded mail to—

626259

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8251 PAGE 184

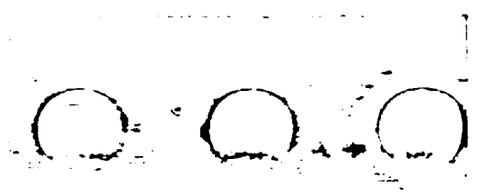
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

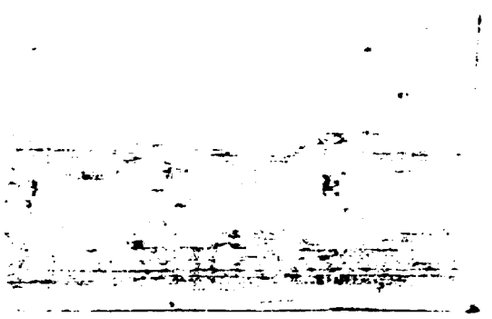
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	46980.00
CON TX	155.10
PRFEE	1.00
WDEED	6.00
TOTAL	162.10
CHECK	162.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/05/90 13:43 0001 6464





77302

IDENTIF. TREFERENCE

DEC 5 1 44 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378931