HALL, Aaron

SPECIAL WARRANTY DEED

BOOK 8259 PAGE 273

THIS DEED, between STANDARD FEDERAL SAVINGS BANK, a corporation organized and existing under the laws of the State of Maryland, with its principal office located at 481 N. Frederick Avenue in the County of Montgomery, State of Maryland, hereinafter called Grantor, and the Secretary of Veterans Affairs, an Officer of the United States of American, whose address is c/o Director, VA Regional Office, 110 9th Avenue, S., Nashville, TN 37203, hereafter called Grantee.

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 there presents, does transfer and convey unto the said Grantee, and unto his/her successors in such office, as such, and his/her or their assigns, certain property described as follows:

Land in Davidson County, Tennessee, being Lot NO. 96 on the Plan of Section 3, Royal Hills of record in Plat Book 4860, page 47, Register's Office, Davidson County, Tennessee. Said lot no. 96 fronts 40 feet on the northwesterly margin of Judd Court and extends back 158.04 feet on the southerly line of 162.84 feet on the easterly line to a dead line in the rear measuring 165.63 feet thereon. And being the same property conveyed to the grantor herein by Trustee's Deed recorded as Book 8182, Page 454, said Register's Office.

This conveyance is subject to the following: 1990 taxes, and subsequent years.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his/her successors in such office, as such, and his/her or their assigns, forever.

Grantor covenants with the said Grantee and his/her successors and assigns that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and his/her successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through or under grantor but not further or otherwise.

STANDARD FEDERAL SAVINGS BANK CORPORATE SEAL 1987

STANDARD FEDERAL SAVINGS BANK

BY: _____
Don Davis, Vice-President

ATTEST: _____
Robert Drews, Asst. Secretary

STATE OF MARYLAND

COUNTY OF FREDERICK

BEFORE ME, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Don Davis & Robert Drews, with whom I am personally acquainted and who upon oath acknowledged themselves to be the Vice-President and Asst. Secretary, respectively of STANDARD FEDERAL SAVINGS BANK the within named bargainor, a corporation, and they as such Vice-President and Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Vice-President, and attesting the same by the Asst. Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 8th day of November, 1990.

Patricia A. Bach
NOTARY PUBLIC

PATRICIA A. BACH NOTARY PUBLIC FREDERICK CO., MD.

My commission expires:
Patricia A. Bach
My commission expires Sept. 1, 1991

Property Address: 108 Judd Court
Nashville, TN

Mail Tax Bills To: Veterans Administration
110 9th Avenue, South
Nashville, TN 37219

Prepared By: Larry A. Weissman
5118 Park Ave., Suite 127
Memphis, TN 38117

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is, $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

0134 12/18 0101 03CHECK 6.00

_____
Affiant

Subscribed and sworn to before me this _____ day of _____, 1990.

_____
NOTARY PUBLIC
My commission expires:_____

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

DEC 18 10 35 AM '90

IDENTIF. TREFERENCE

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