BOOK 8267 PAGE 741

Box 17

SCURLOCK, William G.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS
142-2-B Par 36	1032 Aldersgate Road Antioch, Tennessee 37013
SEND TAX NOTICES TO: Loan Guaranty Officer(264) Veterans Affairs Regional Office 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
STEVEN L. SOWARD SR. A SINGLE PERSON
whose address is Antioch, Tennessee 37013

, 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 Antioch, County of Davidson, State of Tennessee, to wit:
Land in Davidson County, Tennessee, being Lot No. 159 on the plan of Piccadilly Square, Phase II, of record in Book 6250, Page 92, 93 and 94, 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. 1991 Metro Davidson County Taxes.
2. The plan of record in Book 6250, Pages 92 and 94, Register's Office, Davidson County, Tennessee, shows certain setback lines, anchor easements and easements for public utilities.
3. Sanitary sewer and/or storm drainage easement of record in Book 6186, Page 238, said Register's Office.
4. Sanitary sewer and/or storm drainage easement of record in Book 6298, Page 491 and of record in Book 6251, Page 616, both in said Register's Office.
5. Rights of co-owners in common elements.
6. Restrictive covenants of record in Book 6355, Page 322; Book 6295, Page 506; Book 6496, Page 107; Book 6295, Page 534; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 188; Book 6518, Page 190; Book 6295, Page 503; Book 6830, Page 739; Book 6295, Page 520; Book 6295, Page 556; Book 6295, Page 564; Book 6300, Page 409; Book 6306, Page 833; Book 6496, Page 100, all in said Register's Office.
7. Water & sewage agreement in Book 6530, Page 819; Book 6530, Page 823, said Register's Office.
8. Declarations of covenants & restrictions, embracing uses, assessment, liens, easements party walls, obilgations, burdens and other undertakings, Article of Incorporation of Piccadilly Square Homeowner's Association; By-laws of the Association; information bro* chure, additional restrictive covenants for single & two-family dwelling units. Common area worksheets, master deed, provided & set out in instrument of record in Book 6236, Page 683 through 733, both inclusive, said Register's Office.

cont'd SEE ADDENDUM

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** december, 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.**

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By _____ [SEAL]
WILLIAM P. LOW

Witness:

Title Assistant 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)

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared WILLIAM F. LOW, Assistant 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 December A.D. 19 90

My commission expires 7/24/93

OFFICERS HAVING SEAL MUST IMPRESS SEAL

* Deborah L. Beecher
DEBORAH L. BEECHER

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 hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $82,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Steven L. Soward Sr.
Affiant

Subscribed and sworn to before me this 2nd day of December, 1990

Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS

TO
STEVEN L. SOWARD, SR.,
A SINGLE PERSON

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

ADDENDUM

9. Amendment to Articles of Incorporation of Piccadilly Square Homeowners Association of record in Book 6295, page 548, et seq; Book 6295, Page 504, et seq. and Book 6330, Page 423, et seq., said Register's Office.
10. Amendments to by-laws of Piccadilly Square Homeowners Association of reocrd in Book 6295, Page 572; et seq; Book 6295, Page 580 et seq; Book 6295, Page 588 et seq; and Book 6300, Page 431 et seq; said Register's Office.
11. Amendments to Information Brochure for Piccadilly Square Homeowners Association, of record in Book 6295, Page 596 et seq. and Book 6300, Page 439 et seq.; said Register's Office.
12. Amendments to Declaration of Covenants and Restrictions of record in Book 6300, Page 409 et seq; re-recorded in Book 6306, Page 833, set seq; said Register's Office.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated July 18, 1990, of record in book 8155, Page 203, in the Register's Office, Davidson County, Tennessee.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

83010

IDENTIF. TREFERENCE

JAN 2 2 45 PM '91

FELIX Z. WALSH REGISTER
DAVIDSON COUNTY TN.

1983 01/02 0101 03CHECK 281.92

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8267 PAGE 744

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
				CAMT 82400.00
				CON TX 271.92
				PRFEE 1.00
				WDEED 9.00
				TOTAL 281.92
				CHECK 281.92
01/02/91	01			14:45 0001 1983

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83010

IDENTIF. TREFERENCE

JAN 2 2 46 PM '91

FELIX Z. WILSON II Register
DAVIDSON COUNTY TN.

No. 385898