BOOK 8274 PAGE 129
GRAY, Norman

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 43-14/112 11D-45400	PROPERTY ADDRESS 245 Lanier Drive Madison, Tennessee 37115
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
GARY STEVEN BECKHAM ANDWIFE, JANICE LYNN BECKHAM
whose address is Madison, Tennessee 37115

, 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:
BEING Lot No. 1 on an unrecorded survey by Robert Cummings dated 6/14/76, and described as follows:

BEGINNING at a point in the easterly margin of Lanier Drive, thence south 86° 01' east 182.98 ft. to a point; thence North 3° 59' east 53.95 ft. to a point; thence 70° 06' west 142.48 ft. to a point in the easterly margin of Lanier Drive; thence south 30° 15' west 103.7 ft. to the point of beginning.

This conveyance is made subject to the following:
1991 Metro Davidson County Taxes.

Being the same property conveyed to Grantors by deed from Tennessee Housing Development Agency, dated June 13, 1990, of record in Book 8141, Page 992 and re-recorded in Book 8185, Page 417, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

4660 01/11 0101 03CHECK 89.83

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 7th **day of** January, 19 91, **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: 8'5 3 6 7'

IDENTIF. TREFERENCE

JAN 11 12 24 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

PICK-UP

*_____

*_____

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 7th day of January A.D. 19 91

My commission expires 7/24/93

* Dstark L Brock
KENNETH L. HARVEY
Loan Guaranty Officer
(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 have sworn or affirm that the actual consideration for this transfer or value of property transferred whichever is greater is $ 25,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kay E Buchanan
affiant

Subscribed and sworn to before me this 9th day of January, 91

Lloyd W Pate
Notary Public or Register

My Comm. Exp. 5/8/91

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
GARY STEVEN BECKHAM AND WIFE,
JANICE LYNN BECKHAM

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 _____, 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

CAMT 25100.00
CON TX 82.83
PRFEE 1.00
WDEED 6.00
TOTAL ~~89.83~~
CHECK ~~89.83~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/11/91 01 12:23 0001 4660

85367

IDENTIF. REFERENCE

JAN 11 12 24 PM '91

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 388537