INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 60-1 34	PROPERTY ADDRESS 432 Old Ewing Lane Nashville, Tennessee 37207
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

BOOK 8278 PAGE 143

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

LELAND D. WATTS
whose address is 6744 Quiet Lane
Brentwood, Tennessee 37027 , 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 Nashville, County of Davidson, State of Tennessee, to wit:
Being Lot No. 28 on the plan of Section One, Aldrich Heights, of record in Book 2083, Page 76, Register's Office for said County.

Said Lot No. 28 fronts 152.59 feet on the southerly side of Old Ewing Lane and runs back 296.28 feet on the westerly line and 303.95 feet on the easterly line to a dead line, measuring 30 feet thereon.

This conveyance is made subject to the following:
1. 1991 Metro-Davidson County Taxes.
2. The plan of record in Book 2083, Page 76, in the Register's Office, Davidson County, Tennessee, shows a 75 ft. minimum building setback line from Old Ewing Lane and a 10 ft. easement for public utility purposes along the southerly or rear lines of said lot.
3. Easement for public utilites as set out in Book 2339, Page 10, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Arnold M.Weiss, Substitute Trustee, dated April 18, 1990, of record in Book 8093, Page 497, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

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 11th 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.

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)

Witness:

*_____

*_____

8092 01/13 0101 03CHECK 83.23

STATE OF TENNESSEE

BOOK 8278 PAGE 144

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 11th day of January A. D. 19 91

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 $ 23,750.00, 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 11 day of JAN. 19 91

Notary Public or Register

My Commission Expires Jan. 11, 1992

FELIX Z. MILLSON REGISTER
DAVIDSON COUNTY, TN.
JAN 18 2 12 PM '91

IDENTIF. TREFERENCE

87137

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
LELAND D. WATTS

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 ____

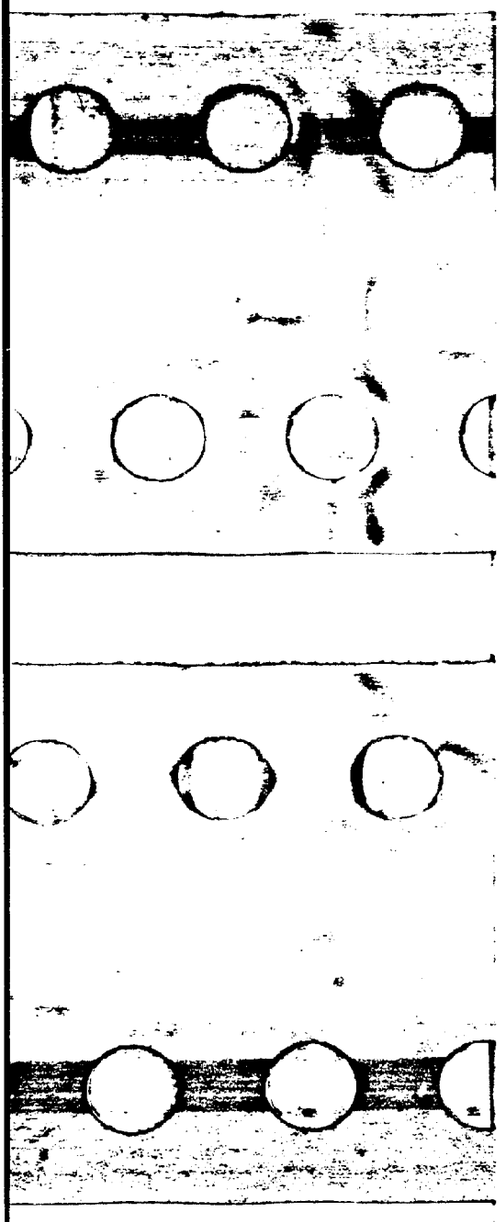
Fee paid, $ _____
Witness my hand, _____, Register.

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 _____

BOOK 8278 PAGE 145

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	23150.00
CON TX	76.23
PRFEE	1.00
WDEED	6.00
TOTAL	83.23
CHECK	83.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6892

87137.

IDENTIF. REFERENCE

JAN 18 2 12 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 390542