KEANE, Michael

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 141-15 C 47	PROPERTY ADDRESS 6876 River Ridge Drive Nashville, Tennessee 37221
SEND TAX NOTICES TO: Loan Guaranty Officer(264) Veterans Affairs Regional Office 110 9th Avenue South, Nashville TN 37203	THIS INSTRUMENT PREPARED BY: Jerry A. Stringer, Attorney VA Regional Office, Nashville TN 37203

SPECIAL WARRANTY DEED

BOOK 8282 PAGE 553

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
LARRY DEAN VETTER, SR. AND WIFE, MARTHA S. VETTER
whose address is Nashville, Tennessee 37221

, 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:
Land in Davidson County, Tennessee, being Lot No. 130 on the plan of Phase "9" Rolling River Estates, of record in Book 6200, Page 52, Register's Office for said County.

Said Lot No. 130 fronts 85.68 feet on the easterly margin of River Ridge Drive and extends back 163.37 feet on the northerly line and 157.11 feet on the southerly line to a dead line in the rear, measuring 108.51 feet thereon.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. Covenants, conditions and restrictions of record in Book 4892, Page 689 and made applicable by instrument of record in Book 6298, Page 934, Book 4892, Page 679, Book 4788, Page 950, as amended in Book 4871, Page 640, said Register's Office, which set forth assessments, liens and other matters and to which reference is hereby made for more particulars.
3. The plan of record in Book 6200, Page 52, said Register's Office, which shows a 30 and 20 foot minimum building setback lines from River Ridge Drive and the rear line and 10 foot minimum building setback lines from both side lines of said lot and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.
4. A 2.5 X 25 foot utility anchor easement located on the southerly front corner of said lot.

Being the same property conveyed to Grantors by deed from Chemical Mortgage Company, dated August 23, 1990, of record in Book 8198, Page 45, in the Register's Office of Davidson County, Tennessee.

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.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

IN WITNESS WHEREOF, Grantor, this 25th 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 8865

IDENTIF. REFERENCE

JAN 28 1 49 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

MAIL TAX

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By Kenneth L. Harvey [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

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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 25th 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

... that the actual consideration ... of property transferred, whichever ... 92,400 ... which amount is equal to or ... property transferred would ... or a fair ...

Howard H. Clark
Affiant

Subscribed and sworn to before me this 28 day of January 19 91

B. Edwards - Dep.
Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
LARRY DEAN VETTER, SR. AND WIFE,
MARTHA S. VETTER

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 ..... $ _____

FILED 01/28/92 AT 8:49 AM
01/28/92 DAY TO DATE CLERK, 19__, Clerk.

When recorded mail to—

626259

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8282 PAGE 555

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 92400.00
				CON TX 304.92
				PRFEE 1.00
				WDEED 6.00
				TOTAL 311.92
				CHECK 311.92
01/28/91	01			13:47 0001 8769

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88865

IDENTIF. REFERENCE

JAN 28 1 49 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 392588