CONNELL, Albert W.

TENNESSEE

051 03 120	608 Barbara Drive Madison, Tennessee 37125
Loan Guaranty Officer(264) Veterans Affairs Regional Office 110 9th Avenue South, Nashville TN 37203	Jerry D. Stringer, Attorney VA Regional Office, Nashville TN 37203

SPECIAL WARRANTY DEED

BOOK 8286 PAGE 527

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

JAMES G. PURCELL A SINGLE PERSON

whose address is Madison, Tennessee 37125

, 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:

Land in Davidson County, Tennessee, being Lot No. 73 on the map of Section Two, Pleasant Acres, as of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 84.97 feet on the northeasterly side of Barbara Drive and runs back between lines 152 feet on the northwesterly line and 118 feet on the southeasterly line to a dead line in the rear on which it measures 91.58 feet.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. Ten-foot easement for public utilities along the rear line of premises, 40-foot building setback line from Barbara Drive, and conditions of owners certificate, as shown on plat of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in instrument of record in Book 2204, Page 47, said Register's Office.
4. Survey made by John Kohl, dated June 26, 1979, shows utility shed encroaching on utility easement.

Being the same property conveyed to Grantor by deed from GlenFed Mortgage Corp., dated June 27, 1990, of record in Book 8146, Page 425 and re-recorded in Book 8165, Page 522, 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.

LEGIBILITY OF WRITING ... UNSATISFACTORY FOR PRINTING OF THIS DOCUMENT ...

IN WITNESS WHEREOF, Grantor, this 29th 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

Witness:

* Helen Johnson

* Dan Leath

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

BOOK 8286 PAGE 525

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 29th day of January A. D. 1991

My commission expires 7/24/93

* Deborah L. Beecher
DEBORAH L. BEECHER
Notary Public
(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

*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 _____

IDENTIF. REFERENCE 8 U 8 1 8

FEB 4 10 46 AM '91

DAVIDSON COUNTY TN.

STATE OF TENNESSEE, Sumner COUNTY

I or we hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $ 57,300.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

James G. Purcell
Affiant

Subscribed and sworn to before me this 1st day of February, 1991

Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JAMES G. PURCELL
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.

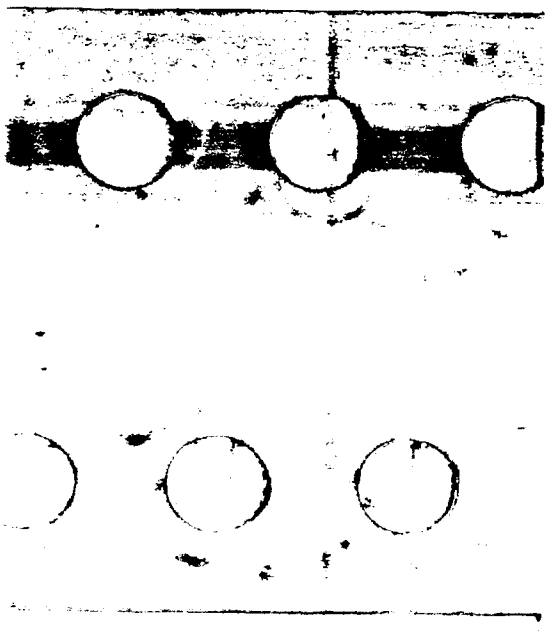
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

Paid _____ day of _____, 19__, _____, Clerk.

60-8-1 1991 DEC 02 01 #0470 $ 305.00

When recorded mail to–

626259



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8286 PAGE 529

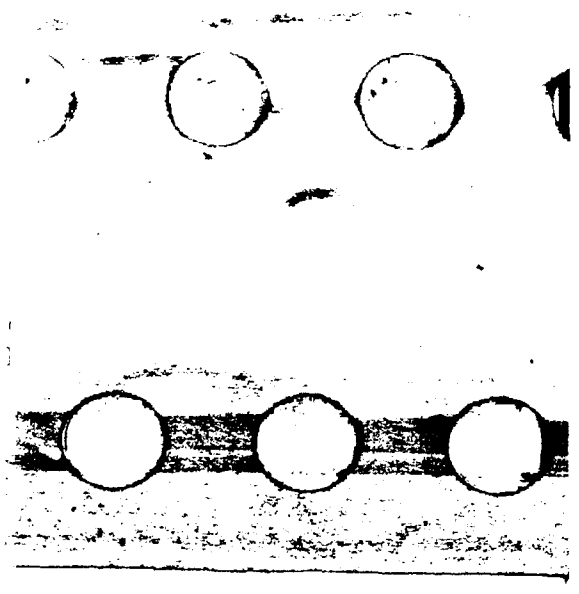
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 57300.00
CON TX 189.09
PRFEE 1.00
WDEED 6.00
TOTAL 196.09
CHECK 196.09

02/04/91 01 09:45 0001 3865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



90318

IDENTIF. REFERENCE

FEB 4 8 46 AM '91
FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 394216