WATSON, Bernard

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 148-8-22	PROPERTY ADDRESS 4523 Artelia Drive Antioch, Tennessee 37013
SEND TAX NOTICES TO: Dominion Bankshares Mortgage P.O. Box 12701 Roanoke, VA 24027-2701	THIS INSTRUMENT PREPARED BY: Jerry D. Stringer, Attorney VA Regional Office, Nashville TN 37203

SPECIAL WARRANTY DEED

BOOK 8321 PAGE 125

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
MARY EVELYN RYE
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:
Being Lot No. 20 on the plan of Oakwood Terrace, Section 1, as of record in Book 4460, Pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. Restrictions of record in Book 4559, Page 72, Register's Office, Davidson County, Tennessee.
3. The plan of record in Book 4460, Pages 54 and 55, said Register's Office, shows a 30 foot minimum building setback line from Artelia Drive and a 20 foot easement for public utility and drainage along the rear line(s) of said lot.
4. A 20 foot easement for public utility sewer and drainage easement with an 8" sewer running therein which runs across portion of said lot.
5. A 7.5 foot public utility sewer and drainage easement with an 8" sewer line running therein which runs along a portion of the northerly line.
6. Easement for a common use gravel 7.5 feet in width along the northerly margin of Lot No. 20 of record in Book 5070, Page 229, said Register's Office.
7. An encroachment of outdoor shed and patio on public utility, sewer and drainage easement as per survey of John B. Kohl, dated 2/26/87.
8. Violation of minimum building setback line by extension of front porch beyond setback line, as per survey by John B. Kohl, dated 2/26/87.

Being the same property conveyed to Grantor by deed from chemical Mortgage Company, dated May 30, 1990, of record in Book 8121, Page 875, and re-recorded in Book 8149, Page 328*

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 the Register's Office of Davidson County, Tennessee.

1005 04/01 0101 03CHECK 173.65

IN WITNESS WHEREOF, Grantor, this 26th day of February, 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 E. 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:
*
*

IDENTIF. REFERENCE
APR 1 3 55 PM '91
FELIX J. WILSON REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Before me personally appeared KENNETH E. 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 26th day of February A. D. 19 91

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 _____

STATE OF TENNESSEE, Davidson COUNTY

I or we hereby swear or affirm that the actual consideration for the transfer or value of property transferred, whichever is greater, is $50,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

× Mary Evelyn Rye
Affiant

Subscribed and sworn to before me this 29th day of March 1991

Cynthia O'Dell
Notary Public or Register

My Commission Expires Jan. 23, 1995

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
MARY EVELYN RYE

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 ..... $ _____

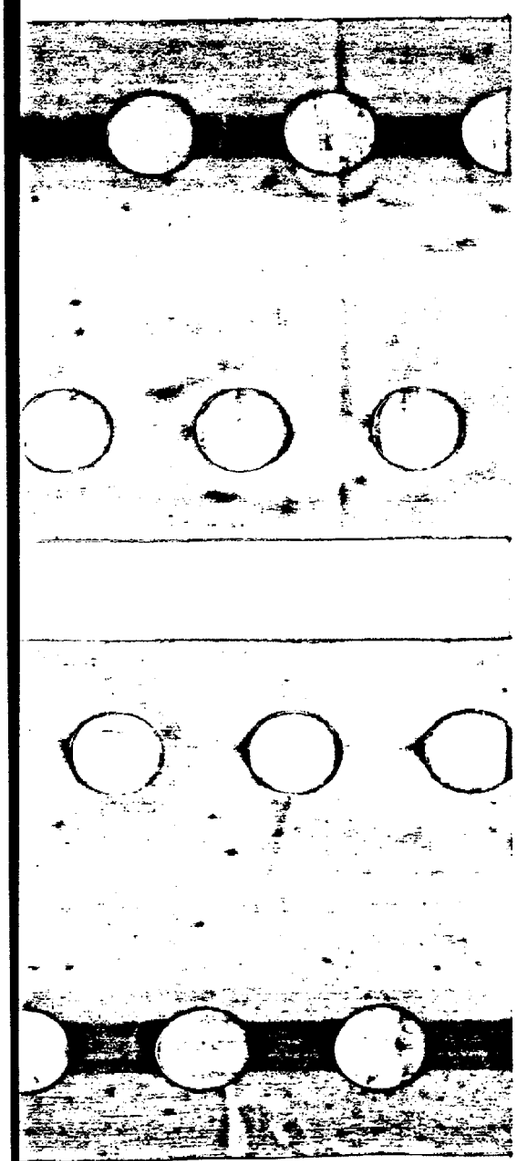
Paid _____ day of _____, 19__
_____, Clerk.

When recorded mail to—

626259

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8321 PAGE 127

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	50500.00
			CON TX	166.65
			PRFEE	1.00
			WDEED	6.00
			TOTAL	173.65
			CHECK	173.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/01/91 01 15:55 0001 1005

03318.

IDENTIF. REFERENCE

APR 1 3 55 PM '91

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY TN.

No. 409113