Nashville, Tn 37201

SHORE, Stephen A.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 142-3-24	PROPERTY ADDRESS 812 Stirrup Drive Nashville, Tennessee 37221
SEND TAX NOTICES TO: Citizens and Southern Mortgage P.O. Box 656 - Tucker GA 30085-0656	THIS INSTRUMENT PREPARED BY Jerry D. Stringer, Attorney VA Regional Office, Nashville TN 37203

SPECIAL WARRANTY DEED

BOOK 8324 PAGE 379

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
DAVID P. HOLCROFT AND WIFE, NANCY A. HOLCROFT
whose address is 111 Old Hickory Blvd #364
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:

SEE ADDENDUM

This conveyance is made subject to the following:
1. 1991 Metro Davdison County Taxes.
2. Restrictions of record in Book 4643, Page 946, Book 5057, Page 885, and Book 5526, Page 322, in the Register's Office for Davidson County, Tennessee.
3. The plan of record in Book 4460, Page 108, said Register's Office, shows a 40 foot minimum building setback line from Stirrup Drive and a 10 foot easement for public utility purposes along the rear line of said lot. The minimum building setback line has been violated.
4. The driveway serving subject property is encroaching on Lot 363 along the easterly portion of lot.
5. There is a 2.5' x 25' anchor easement located on the southeasterly corner of lot.

Being the same property conveyed to Grantors by Substitute Trustee's Deed dated December 20, 1990, of record in Book 8261, Page 171 and Correction Deed recorded in Book 8308, Page 643, 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.

IN WITNESS WHEREOF, Grantor, this 21st day of March, 1991, 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:

* _____

* _____

IDENTIF. REFERENCE 04907

APR 4 10 58 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

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 21st day of March A. D. 1991

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 $ 98,550 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Nancy L. Holcroft
Affiant

Subscribed and sworn to before me this 22nd day of March, 19 91

Notary Public or Register

1-22-95

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
DAVID P. HOLCROFT AND WIFE,
NANCY A. HOLCROFT

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—

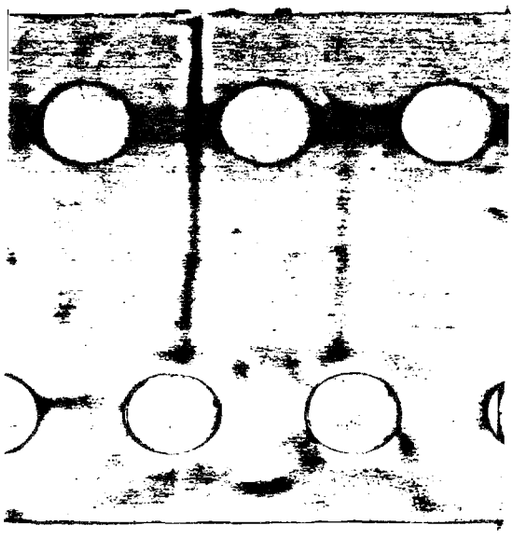
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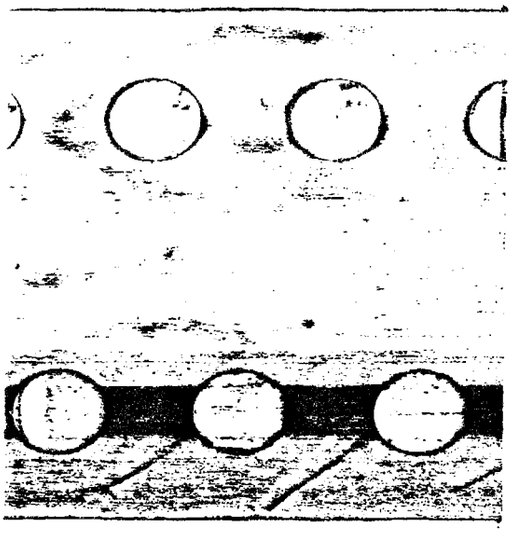
ADDENDUM

LAND in Davidson County, Tennessee, being Lot No. 362 on the Plan of Walnut Hill Manor Subdivision, Section 1, recorded in Book 4460, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Also, included in the conveyance is the westerly 1.75 feet of Lot No. 363 on the Plan of Walnut Hill Manor, Section 1, as of record in Book 4460, Page 108, Register's Office for said County.

2008 04/04 0101 03CHECK 335.05





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8324 PAGE 382

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	98550.00
CON TX	325.05
PRFEE	1.00
WDEED	9.00
TOTAL	335.05
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	335.05

04/04/91 01 10:58 0001 2088

04307.

IDENTIF. REFERENCE

APR 4 10 58 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 410185