STEPHENS, Johnny E.

VA Form 26-6440a - JAN 1988
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 96-6-219	PROPERTY ADDRESS 520 Cottonwood Drive Nashville, Tennessee 37214
SEND TAX NOTICES TO Loan Guaranty Office(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

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
MARTY ALLEN DILLON AND TAMMY RENEE BINGHAM TENANTS IN COMMON
whose address is Nashville, Tennessee 37214

, 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. 209 on the plan of Cloverhill, Section 4, of record in Plat Book 2133, Page 62, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. Survey and plat set out a 10 foot public utility easement along the rear lot line, which is encroached by a shed.
3. Survey and plat sets out a 65 foot minimum building setback line from Cottonwood Drive.

Being the same property conveyed to Grantors by deed from Foster Mortgage Corporation, dated September 25, 1990, of record in Book 8241, Page 906, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

2576 04/05 0101 03CHECK 152-53

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 1st day of April, 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.

Witness 04715

IDENTIF. REFERENCE

APR 5 1 59 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

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)

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 1st day of April A. D. 19 91

My commission expires 7/24/93

OFFICER 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 $ 44,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Marty Allen Dillon

Affiant

Subscribed and sworn to before me this 5th day of April 1991

Barbara A Andrews Sykes

Notary Public or Register

My Commission Expires 1-23-94

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

MARTY ALLEN DILLON AND TAMMY RENEEE BINGHAM TENANTS IN COMMON

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 ..... $ _____

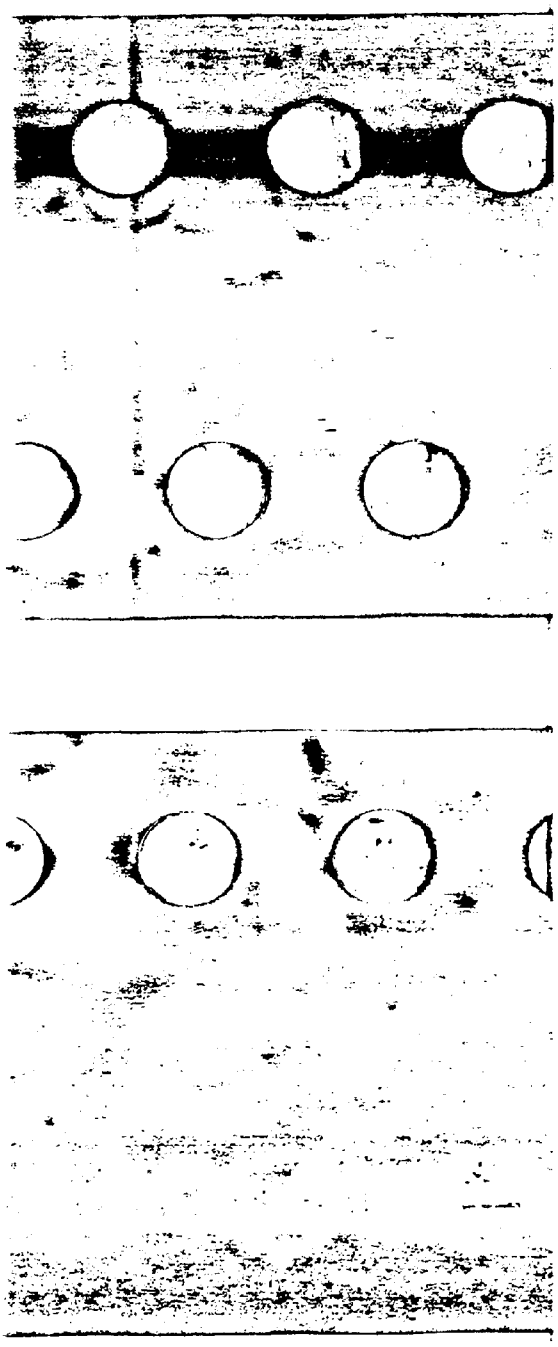
Total ..... $ _____

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 8325 PAGE 408

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 44100.00

CON TX	145.53
PRFEE	1.00
WDEED	6.00
TOTAL	152.53
CHECK	152.53

04/05/91 01 13:58 0001 2576

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IDENTIF. TREFERENCE

APR 5 1 59 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN

No. 410664