MORRIS, Joseph

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 162-7 5	PROPERTY ADDRESS 92 Benzing Road Antioch, Tennessee 37013
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

BOOK 8328 PAGE 507

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

VERNON A. HAYES, JR., AND WIFE, DEBORAH L. HAYES
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. 80 on the plan of Antioch Park, Section 1, of record in Book 3600, Page 96, Register's Office, Davidson County, Tennessee, to which reference is made for a more particular description of said lot.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. Restrictions of record in Book 3861, Page 744, Register's Office, Davidson County, Tennessee.
3. Witness line bisecting middle portion of subject property.
4. Survey by John Kohl & Company dated 10/24/86, shows a varying public utility and drainage easement covering rear portion of property.
5. Survey by John Kohl & Company dated 10/24/86 shows a 5 foot public utility easement along southeasterly lot line.
6. Survey by John Kohl & Company dated 10/24/86 shows a 5 foot drainage easement along a portion of the northeasterly lot line.
7. All matters appearing on the plan of record in Plat Book 3600, Page 96, Register's Office, Davidson County, Tennessee.

The holders of the indebtedness described herein shall have option at any time to require Grantors to pay to the Holders of the indebtedness in addition to and concurrent to the monthly installment of principal and interest and es crow for taxes and [illegible] sum equal to one [illegible] the event the Ho[illegible] nce and same [illegible] Act of 195[illegible] m to be held in e[illegible] Holder of the [illegible] used in payment of s[illegible] accepts. If the amount so held shall [illegible] insufficient to pay said insurance premium when due and payable, the Grantor shall promptly deposit the entire amount of said deficit

Being the same property conveyed to Grantors by deed from Sovran Mortgage Company, dated September 7, 1990, of record in Book 8195, Page 600, 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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

4078 04/11 0101 03CHECK 242.29

IN WITNESS WHEREOF, Grantor, this 5th 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:

*

*

IDENTIF. TREFERENCE

APR 11 11 33 AM '91

FELIX Z. GILLIS, REGISTER
DAVIDSON COUNTY TN.

05916.6

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

BOOK 8328 PAGE 508

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 5th day of April 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 [illegible] affirm that the actual consideration for this transfer or value of property transferred whichever is greater is $71,300, which is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 11 day of April 19 91

B. Edwards - Dep
~~Notary Public or~~ Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
VERNON A. HAYES, JR., AND WIFE, DEBORAH L. HAYES

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.

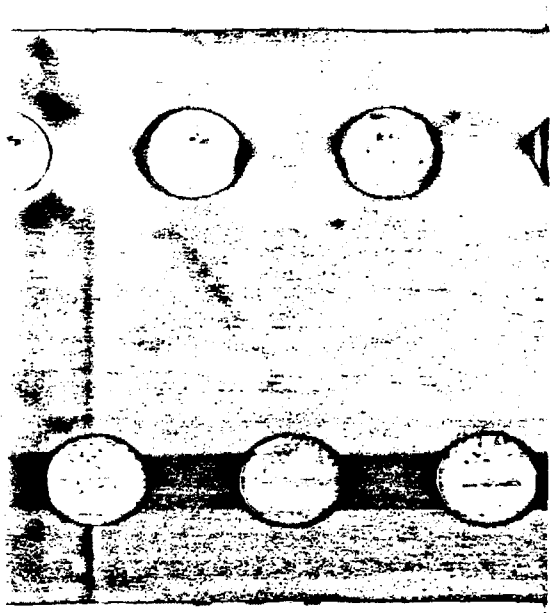
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 8328 PAGE 509

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 71300.00
CON TX 235.29
PRFEE 1.00
WDEED 6.00
TOTAL 242.29

CHECK 242.29
04/11/91 01 11:32 0001 4078

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05966

IDENTIF. REFERENCE

APR 11 11 33 AM '91

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

No. 412147