BOOK 8338 PAGE 704

File Box 24

STONE, Jr., James M.

TENNESSEE

136-13-93	3024 Goodwin Drive Nashville, Tennessee 37217
National Mortgage Company	Jerry D. Stringer, Attorney VA Regional Office, Nashville TN 37203

4041 Knight Arnold Road
Memphis, TN 38118

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
GARY DERRICK AND VERESSA JOHNS TENANTS IN COMMON
whose address is Nashville, Tennessee 37217

, 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:
Land in Davidson County, being Lot No. 6 on the plan of Edge-O-Lake, Section 20-A, as of record in Book 5200, Page 183, Register's Office for said County.

Said Lot No. 6 fronts 80.00 feet on the easterly margin of Goodwin Drive and extends back 140.24 feet on the northerly line and 143.93 feet on the southerly line to a dead line in the rear, which measures 83.24 feet thereon.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. Restrictove covenants contained in instrument of record in Book 5460, Page 269, Register's Office, Davidson County, Tennessee.
3. The plan of record in Book 5200, Page 183, said Register's Office, shows a 20 foot minimum building setback line from Goodwin Drive and a 10 foot public utility and drainage easement along the rear line of lot.

Being the same propeerty conveyed to Grantors by deed from Chemical Mortgage Company, dated July 20, 1990, of record in Book 8165, Page 535, in the Register's Office of Davidson County, Tennessee.

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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 17th day of April, 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.

09797

IDENTIF. REFERENCE

APR 26 12 43 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

Witness:

*By KENNETH L. HARVEY [SEAL]

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)

RECORDER'S MEMO
Legibility of writing, typing or printing unsatisfactory in this Document when received.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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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 17th day of April 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 $ 68,670.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

* Darryl Lusk
Affiant

Subscribed and sworn to before me this 24th day of April, 1991

* Deborah L. Beecher
Notary Public or Register

My commission expires 5-22-93

NOTARY PUBLIC

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
GARY DERRICK AND
VERESSA JOHNS
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 _____

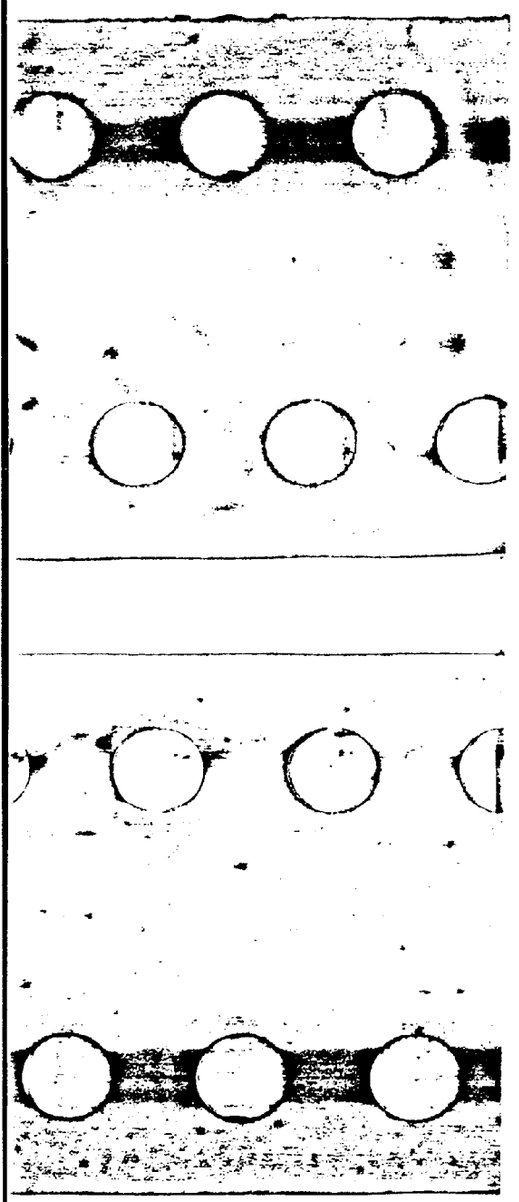
Fee paid, $ _____
Witness my hand, _____, Register.

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 8338 PAGE 706

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

CAMT	68670.00
CON TX	226.71
PRFEE	1.00
MDEED	6.00
TOTAL	233.71
CHECK	233.71

04/26/91 01 12:49 0001 851

09797.

IDENTIF. TREFERENCE

APR 26 12 45 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 416512