BOOK 8339 PAGE 411 DEROCHER, Frederick

VA Form 26-6440a - JAN 1965
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 75-1 11	PROPERTY ADDRESS 840 Hermitage Ridge Road Hermitage, Tennessee 37027
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
OLLIE B. LESLIE, JR., AND WIFE, KIMBERLY R. LESLIE
whose address is Hermitage, Tennessee 37027
, 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 Hermitage, County of Davidson, State of Tennessee, to wit:
Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Hermitage Hills, Section 12, of record in Book 4675, Page 125, said Register's Office, 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 4820, Page 611, Register's Office of Davidson County, Tennessee.
3. The plan of record in Book 4675, Page 125, said Register's Office, shows a 30 foot minimum building setback line from Hermitage Ridge; a 2.5 by 25 foot anchor easement at the northwest corner of subject propety; a 10 foot utility and drainage easement along the rear lot line; and a 52' + sewer, utility and drainage easement along the east lot line, diminishing toward the south lot line.

Being the same property conveyed to Grantors by deed from First Financial Title Agency of Tennessee, Inc., dated May 23, 1990,of record in Book 8117, Page 792, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

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 25th 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.

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By Kenneth L. Harvey [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:

MAIL ENV.

IDENTIF. REFERENCE

APR 29 10 31 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

*1 0 0 2 8

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 25th day of april A. D. 19 91

My commission expires 7/24/93

* Deborah L. Beecher

DEBORAH L. BEECHER
Notary Public

(Official Title)

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*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 (2).

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 COUNTY

I, [illegible], being duly sworn or affirm that the actual consideration for the transfer or value of property transferred, whichever is greater, is $ 0.00, which amount 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 29th day of April 19 91

Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
OLLIE B. LESLIE JR. AND WIFE,
KIMBERLY R. LESLIE

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, $

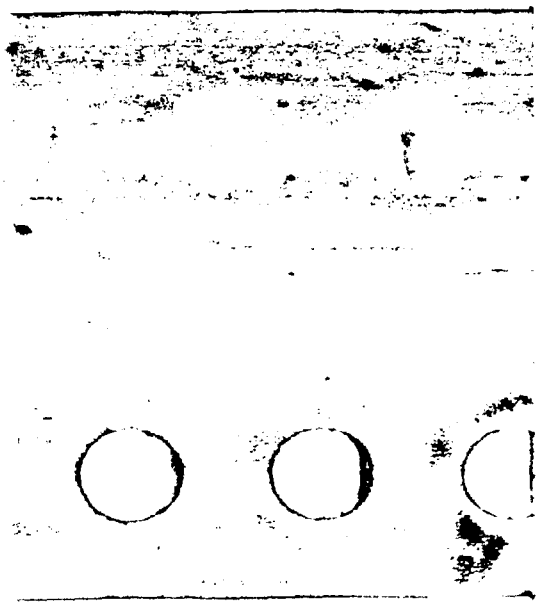
State tax $
Clerk's fee $
Total $

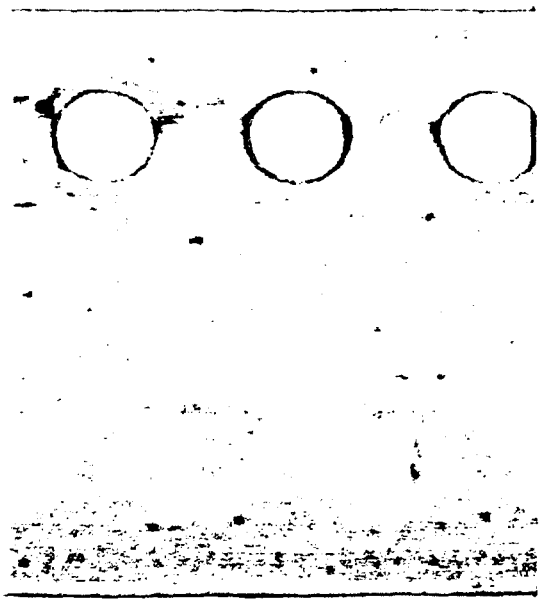
Paid , 19
Clerk.

When recorded mail to

8818 04/29/91 01:04 PM CHECK
188.83

626259





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 55100.00
CON TX 131.83
PRFEE 1.00
WDEED 6.00
TOTAL 188.83
CHECK 188.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/29/91 01 10:29 0001 8818

10028

IDENTIF. REFERENCE

APR 29 10 32 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 416811