FILE BOX 45

HOWARD, Wilburn L.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 110-15 Parcel 15	PROPERTY ADDRESS 3105 Lake Park Drive Nashville, Tennessee 37201
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

STEVEN ALAN McFERRIN A SINGLE PERSON
whose address is Nashville, Tennessee 37201

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, 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

3735 05/21 0101 03CHECK 178.63

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. All matters appearing on the plan of Southlake Subdivision, Section II, of record in Book 2083, Page 84, Register's Office for Davidson County, Tennessee, including the following: (a) 30 ft. minimum building setback line from Lake Park Drive; (b) 10 ft. utility and drainage easement lying along the rear boundary line; and (c) 2.5 x 20 ft. utility anchor easement located on the southwesterly corner of said lot.
3. Easement to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4260, Page 323, Register's Office for Davdison County, Tennessee.
4. Survey of John Kohl dated March 6, 1987, shows a portion of the porch enroaching over the minimum building setback line.

Being the same property conveyed to Grantor by deed from Resolution Trust Corporation, Conservator for Southern Federal Savings Bank, dated January 23, 1991, of record in Book 8283,Page 955, in the Register's Office for 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 8th day of May, 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

Witness:

_____

_____

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)

1 5.6*8 5.*
IDENTIFICATION REFERENCE
MAY 21 9 06 AM '91
FELIX Z WHITE JR REGISTER
DAVIDSON COUNTY

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 here into set my hand and Official Seal on this 8th day of May 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)

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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 (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 $ 69,100.00 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 17th day of May, 19 91

Notary Public or Register

RECORDER'S MEMO

Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

STEVEN ALAN McFERRIN

A SINGLE PERSON

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

FILE BOX 45

ADDENDUM

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Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Southlake Subdivision, Section II, of record in Book 2083, page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 55 feet on the northerly side of Lake Park Drive, and runs back 226.9 feet on the easterly line and 289 feet on the westerly line to a dead line, on which it measures 134 feet.



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 51100.00
CON TX 168.63
PRFEE 1.00
WDEED 9.00
TOTAL 178.63
CHECK 178.63

05/21/91 01 09:08 0001 3735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15685

IDENTIFICATION REFERENCE

MAY 21 9 07 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 423322