GRASS, Richard

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR

TAX PARCEL NO.	PROPERTY ADDRESS
149-5 A 107	107 Pepper Ridge Circle Antioch, Tennessee 37013
SEND TAX NOTICE 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
WILLIAM JOE WARISE, A SINGLE PERSON
whose address is Antioch, Tennessee 37013

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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 Antioch, County of Davidson, State of Tennessee, to wit:

4795 05/23 0101 03CHECK 234.73

SEE ADDENDUM

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. The premises herein described are a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq., of the Tennessee code annotated, as amended, and is subject to the provisions of and requirements thereof; and is subject to the by-laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Pepper Ridge Condominium, of record in Book 7466, Page 248, Register's Office for Davidson County, Tennessee, and the by-laws appended thereto of record in Book 7466, Page 248, said Register's Office.
3. The plan of record in Book 6900, Page 526, said Register's Office, which shows certain easements, to which plan reference is made.
4. Deed of conveyance of sanitary sewer to serve Pebble Creek Apartments of record in Book 7061, Page 168, said Register's Office.
5. A portion of the herein described tract of land as shown on recorded plat of Pebble Creek Apartments, Phase 2, of record in Book 6900, Page 295, said Register's Office, as Lot 2, said plat shows a 15-foot public utility and drainage easement along the westerly line of said Lot 2 and two (2) 5-foot x 25-foot utility anchor easements along Una-Antioch Pike, a 75-foot public utility and drainage easement along the southwesterly line, and a 10-foot dedication for the*

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.

*widening of the Una-Antioch Pike, and certain notes, to which plan reference is made.

Being the same property conveyed to Grantor by deed from Fleet Mortgage Corp., dated November 8, 1990, of record in Book 8243, Page 853, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

IN WITNESS WHEREOF, Grantor, this 14th 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.

Witness:

1 6 6 1 2

TENNESSEE REGISTER'S OFFICE

MAY 23 11 36 AM '91

RECEIVED FOR REGISTRATION

*_____

*_____

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

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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 14th day of May A. D. 1991

My commission expires 7/24/93

OFFICERS HAVING SEAL MUST IMPRESS SEAL

NOTARY PUBLIC

* 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 $ 68100, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

William Joe Warise
Affiant

Subscribed and sworn to before me this 22nd day of May, 19 91

Martha J. Reyburn
Notary Public or Register

3-3-92 Comm. Expires

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
WILLIAM JOE WARISE
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 _____, page _____, Vol. _____

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

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

Paid _____ day of _____, 19__
_____, Clerk.

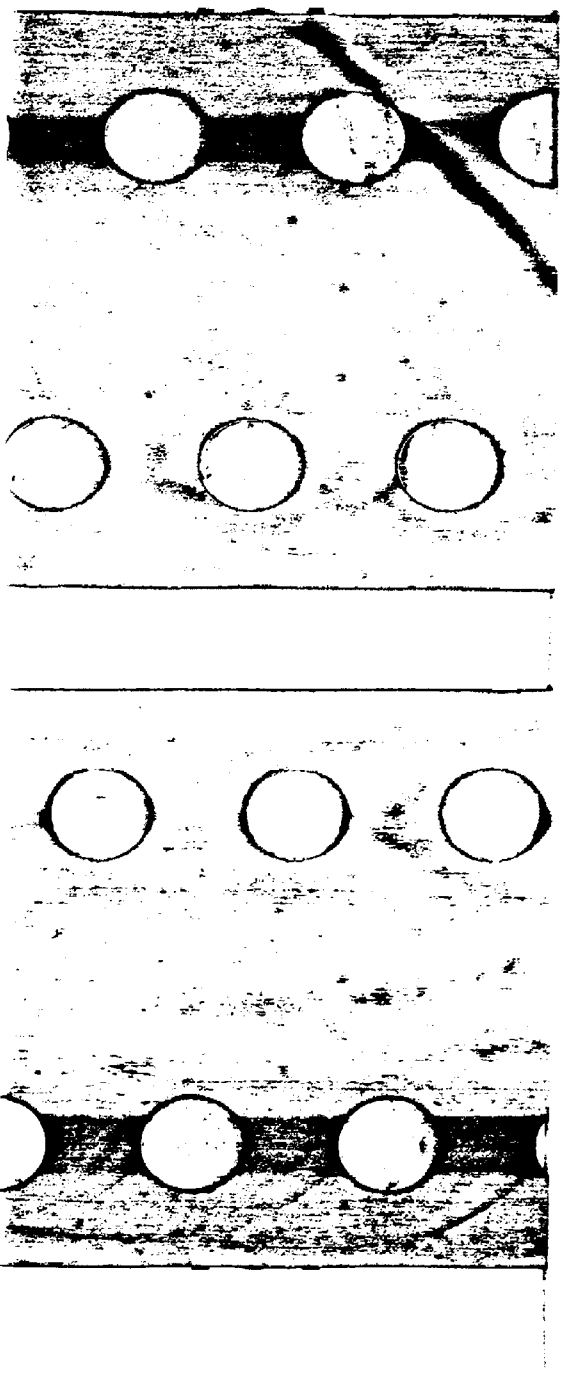
When recorded mail to–

626259

ADDENDUM

LAND in Davidson County, Tennessee Being Unit No. 107 of Pepper Ridge Condominiums, Phase I, A Horizontal Property Regime, as shown on the Plat of Record in Plat Book 6900, Page 526, of the Register's Office for Davidson County, Tennessee.

UNIT No. 107 of Pepper Ridge Condominiums, Phase I, a horizontal property regime, located on UNA-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the Plat of Pepper Ridge Condominiums, Phase I, recorded in Plat Book 6900, Page 526, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of Record in Book 7466, Page 248, said Register's Office, to which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Pepper Ridge Condominiums, Phase I, contained in the Master Deed and By-laws appended thereto, of record in Book 7466, Page 248, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.



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 68100.00
CON TX 224.73
PRFEE 1.00
WDEED 9.00
TOTAL 234.73
CHECK 234.73

05/23/91 01 11:38 0001 4795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6. 6. I. 2.

IDENTIFICATION REFERENCE

MAY 23 11 36 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 424369