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STEWART, Kevin L.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 149-11-A-22	PROPERTY ADDRESS 1508 Rice Hill Court 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

JOHN D. DENTON A SINGLE PERSON

whose address is 2928 Owndale Drive
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. 22, Phase 2 on the plan of Rice Hill of record in Plat Book 6900, Page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This conveyance is made subject to the following:

1. 1991 Metro Davidson County Taxes.
2. Restrictive covenants of record in Book 6812, Page 48 and Book 6812, Page 55, Register's Office, Davidson County, Tennessee.
3. Plat sets out a 20 foot minimum building setback line from Rice Hill Court.
4. Plat sets out a 20 foot building envelope from rear lot line.
5. Plat sets out a 5 foot building envelope from northerly and southerly lot lines.
6. Plat sets out a 10 foot public utility and drainage easement along rear lot line.
7. Plat sets out a 2.5 foot by 25 foot anchor easement at southwest lot corner.

Being the same property conveyed to Grantors by deed from Fleet Mortgage Corporation, dated September 11, 1990, of record in Book 8201, Page 596, 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.

5899 05/28 0101 03CHECK 188.50

IN WITNESS WHEREOF, Grantor, this 23rd 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
Loan Guaranty Officer
Title _____

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:

*_____

*_____

17554

IDENTIFICATION

MAY 28 4 16 PM '91

PCK-UP

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 23rd day of May A. D. 19 91

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 $ 55,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

M. Clint Long
Affiant

Subscribed and sworn to before me this 28 day of May 19 91

B. Edwards - Dep.
Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JOHN D. DENTON
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.

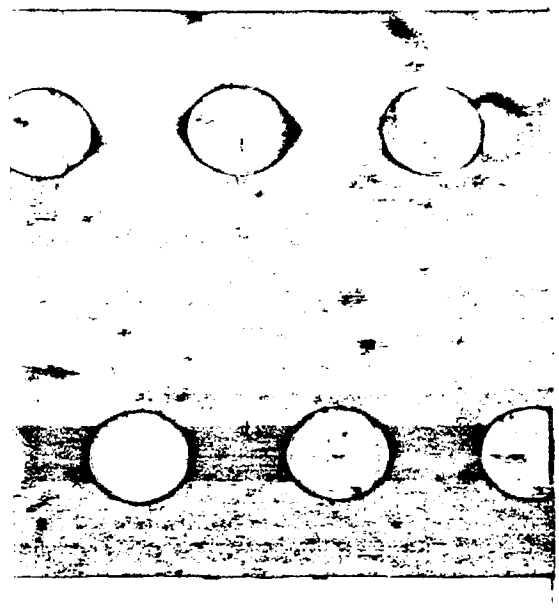
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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

When recorded mail to—

626259





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 55000.00
CON TX 181.50
PRFEE 1.00
WDEED 6.00
TOTAL 188.50
CHECK 188.50
05/28/91 01 16:18 0001 5899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17554

TENNESSEE

MAY 28 4 16 PM '91

No. 425457