CUNNINGHAM, Nick W.

BOOK 8367 PAGE 444 TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 43-9-366	PROPERTY ADDRESS 304 Wiley Street Madison, Tennessee 37115
SEND TAX NOTICES TO 315 Port Drive Madison, TN. 37115	THIS INSTRUMENT PREPARED BY Jerry D. Stringer, Attorney Madison, Tennessee 37115

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

MICHAEL WALKER

whose address is 315 Port Drive
Madison, Tennessee 37115

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

Described land situated in Madison, Davidson County, Tennessee, being Lot No. 36 of Block "A" on the map of Overlook Estates, of record in Plat Book 843, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. The plan of record in Book 843, page 105, Register's Office, Davidson County, Tennessee.
3. Memorandum of Agreement for a 3-foot utility easement on the easterly boundary of said lot of record in Book 5325, Page 694, said Register's Office, having been reserved in Book 5224, Page 732, said Register's Office.
4. Restrictive covenants contained in instrument of record in Book 1429, Page 43, in said Register's Office.

Being the same property conveyed to Grantor by deed from First Financial Title Agency of Tennessee, Inc., dated January 31, 1991, of record in Book 8286, Page 983, in the Register's Office of Davidson County, Tennessee.

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 3rd day of June, 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)

BOOK 8367 PAGE 445

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 3rd day of June A. D. 19 91

My commission expires 7/24/93

DAVIDSON COUNTY LEEONA L. DEECHER NOTARY PUBLIC

OFFICERS TAKING SEE... 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).

JUN 5 1 05 PM '91 Register's Office 7.87

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 (we) ... swear or affirm that the actual consideration for this transfer or value of property transferred whichever is ... $ 36,990.00 ... is equal to or ... stated would ...

Subscribed and sworn before me this 4 day of June 19 91

Jessie B. Clinard
Jessie B. Clinard

My commission expires 11-27-1993

0936 06/05 0101 03CHECK 129.10

626259

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
MICHAEL WALKER

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

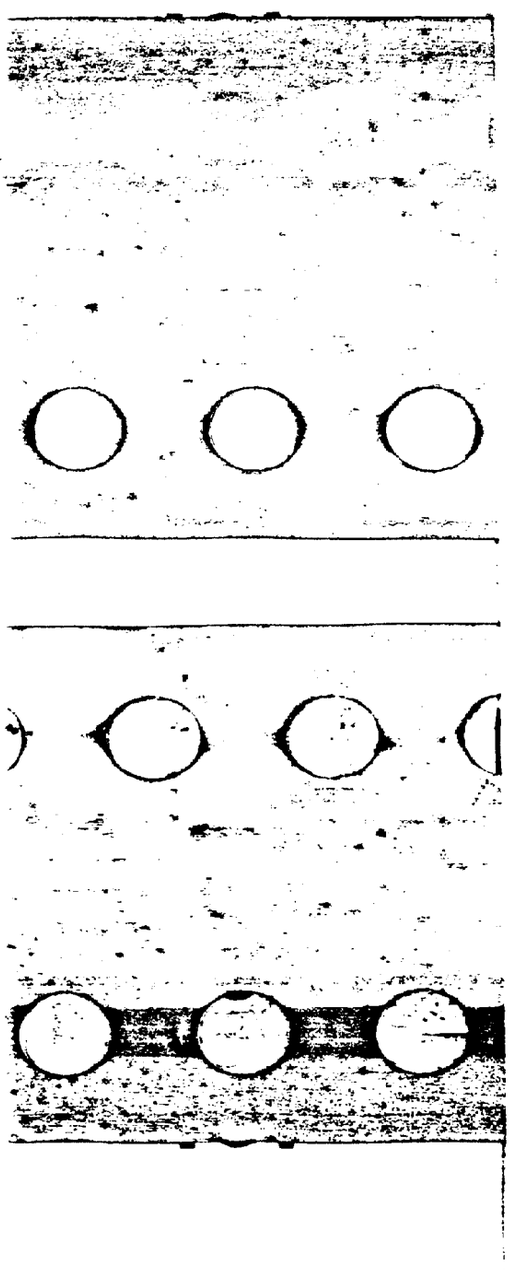
Received for record the _____ day of _____ A. D. 19 _____, at _____ o'clock ____ M. Noted in Note Book _____, page _____, and recorded in Book of Deeds _____, Vol. _____, page _____

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

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

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

When recorded mail to–



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8367 PAGE 446

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	36990.00
CON TX	122.10
PRFEE	1.00
WDEED	6.00
TOTAL	129.10
CHECK	129.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/05/91 01 15:05 0001 0936

19787

IDENTIFICATION

JUN 5 1 05 PM '91

No. 428012