Box 1

BOOK 8369 PAGE 307

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

HODO, Douglas A.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 119-1-150A	PROPERTY ADDRESS 316 Rose Street Nashville, Tennessee 37210
SEND TAX NOTICES TO: First Tennessee Bank, P.O. Box 1000 Dept. 47 Memphis, TN 38148	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
CHARLIE J. CHARLES AND WIFE, WANDA CHARLES
whose address is Nashville, Tennessee 37210

, 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

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. Any Subdivision restrictions, building lines and easements of record.

Being the same property conveyed to Grantors by deed from Union National Bank of Arkansas Little Rock, Arkansas F/K/A Union National Bank of Little Rock, recorded July 13, 1990, of record in Book 8152, Page 344, in the Register's Office of Davidson County, Tennessee.

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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 30th day of May, 19 91, 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)

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 30th 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 make oath that the actual consideration for this transfer or value of property transferred whichever is greater is $ 25,380.00 and that consideration is equal to or greater than the property transferred would command at a fair voluntary sale.

Subscribed and sworn to before me this 1st day of May 19 91

Notary Public or Register

10-9-91

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
CHARLIE J. CHARLES AND WIFE, WANDA CHARLES

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 ..... $ _____

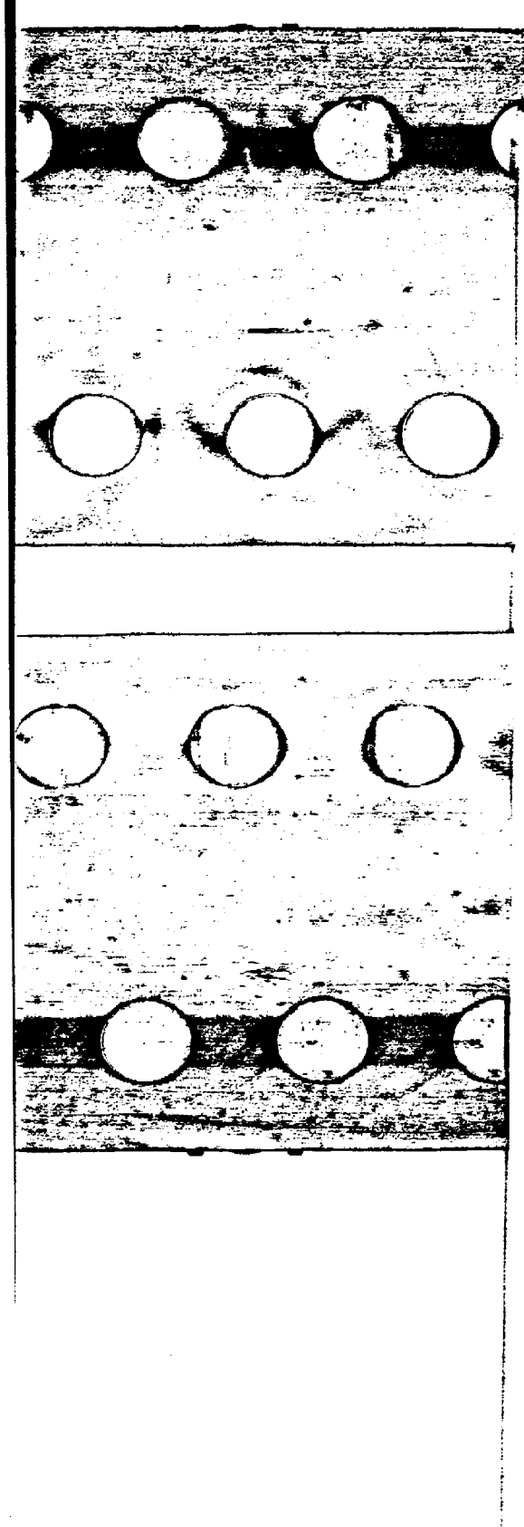
Paid _____ day of _____, 19 ____
_____, Clerk.

When recorded mail to–

626259

ADDENDUM

Being part of Lots 148 & 149, on the Map on Overhill City & W. H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30 of Cumberland Nurseries, as of record in Plat Book 332, Page 21, Register's Office, Davidson County, Tennessee, and further described according to a survey made by John Kohl & Co., dated March 15, 1983 as follows: BEGINNING at a point in the northerly margin of Rose Street, said point being 50 feet west of Dortch Avenue; thence westerly 100 feet along the northerly margin of Rose Street to a point; thence northerly 68 feet to a point; thence easterly 102.7 feet to a point; thence southerly 89.5 feet to the point of beginning.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8369 PAGE 310

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 25380.00
CON TX 83.82
PRFEE 1.00
WDEED 9.00
TOTAL ~~93.82~~
CHECK ~~93.82~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/07/91 01 11:17 0001 1826

20503

IDENTIFICATION REFERENCE

JUN 7 11 16 AM '91

No. 428895