2 - 5 - 9

REACH, Charles L.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 86-11-A-54CO	PROPERTY ADDRESS 625 Rockwood Drive Hermitage, Tennessee 37076
SEND TAX NOTICES TO: JOE W BALDWIN 217 Shute LN. C.H. 37138	THIS INSTRUMENT PREPARED BY: Jerry D. Stringer, Attorney VA Regional Office, Nashville Tn 37203

Mail

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
JOE W. BALDWIN AND WIFE, PAULINE M. BALDWIN
whose address is Hermitage, Tennessee 37076

, 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 Hermitage, 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. Plan shows certain notes, easements and setback lines.
3. Lien for assessments and maintenance setout in Master Deed of record in Book 4753, Page 140; as amended in Book 4980, Page 378, Register's Office, Davidson County, Tennessee.
4. Terms and conditions set out in Master Deed of record in Book 4753, Page 140, said Register's Office.
5. Restrictions of record in Book 4743, Page 258, said Register's Office.

Being the same property conveyed to Grantors by deed from Arnold M. Weiss, Substitute Trustee, dated August 21, 1990, of record in Book 8179, Page 81, 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 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

Witness:

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)

DAVIDSON

KENNETH L. HARVEY, Loan Guaranty Officer

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

DEBORAH L. BEECHER
Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING OF THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 $ 37,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Pauline M Baldwin
Affiant

Subscribed and sworn to before me this 14th day of June 1991

Notary Public or Register

Comm. exp. 1-23-93

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JOE W. BALDWIN AND WIFE,
PAULINE M. BALDWIN

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

LAND in Davidson County, Tennessee, Being Unit Number 1, Building Number 3 in RAINTREE VILLAGE, (a condominium), created under Chapter 27, Title 64 of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, Register's Office for Davidson County, Tennessee, as amended by a Deed of Amendment of record in Book 4980, Page 378, said Register's Office, and as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase II-A, of record in Book 4860, Pages 62 through 64, in said Register's Office, to which reference is hereby made for a more complete and accurate description thereof. Garage Number 3-1-G is a limited common element for the exclusive use of the occupant of said unit.

21617

RECEIVED FOR REFERENCE
JUN 12 10 58 AM '91

3133 06/12 0101 03CHECK 132.76



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8372 PAGE 512

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 37200.00
				CON TX 122.76
				PRFEE 1.00
				WDEED 9.00
				TOTAL 132.76
				CHECK 132.76
06/12/91	01			10:59 0001 3133

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 1 6 1 7

IDENTIFICATION

JUN 12 10 58 AM '91

No. 430187