MASON, Sidney

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

BOOK 8372 PAGE 626 TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 74-8-256	PROPERTY ADDRESS 7009 Bonnalake Drive Hermitage, Tennessee 37076
SEND TAX NOTICES 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

PEYTON HIBDON, SR., AND WIFE, HELEN W. HIBDON
whose address is 1538 Mays Chapel Road
Mt. Juliet, Tennessee 37122 , 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:
Land in Davidson County, Tennesse, being Lot No. 1014, Section 10, on the plan of Hermitage Hills Subdivision as of record in Plat Book 3600, Page 50, Register's Office for said County.

Said Lot No. 1014 fronts 80.0 feet on the westerly margin of Bonnalake Drive and runs back between lines, measuring 183.59 feet on the northerly line and 175.77 feet on the southerly line to a broken line in the rear measuring 81.15 feet thereon.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. Restrictive covenants of record in Book 3765, Page 134, Register's Office, Davidson County, Tennessee.
3. Plat sets out a 40 foot minimum building setback line from Bonnalake Drive.
4. Plat sets out a 10 foot public utility and drainage easement along rear lot line.
5. Any priority of a fixture filing to Electric Power Board of Metropolitan Nashville and Davidson County of record in Book 7685, Page 750, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Grantors by deed from Chemical Mortgage Company, dated January 9, 1991, of record in Book 8285, Page 782, in the Register's Ofifce 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.

3178 06/12 0101 03CHECK 195.10

IN WITNESS WHEREOF, Grantor, this 7th 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.

216.54

JUN 12 12 03 PM '91

PICK-UP

Witness:

*

*

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

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 7th day of June A. D. 19 91

My commission expires 7/24/93

* Deborah L. Beecher
DEBORAH L. BEECHER
Notary Public
(Official title)

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

*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 $ 57,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 12 day of June, 19 91

L. Chandler, Dep. Reg
Notary Public or Register

RECORDER'S STAMP
Affixed, If Any, Except in Counties Where Prohibited by Law
Documents Unacceptable When Received.

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
PEYTON HIBBON, SR., AND WIFE,
HELEN W. HIBBON

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 _____

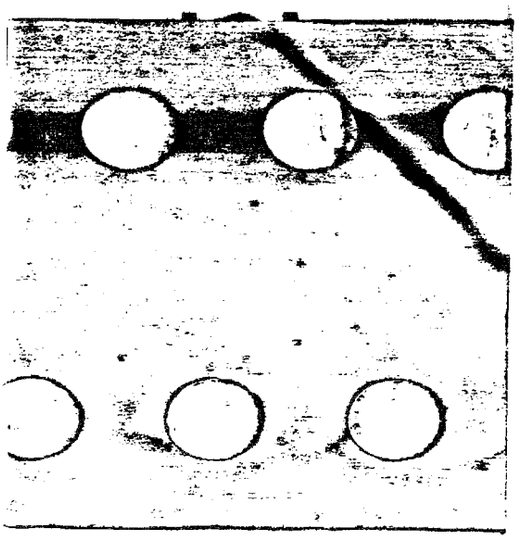
Fee paid, $ _____
Witness my hand, _____, Register.

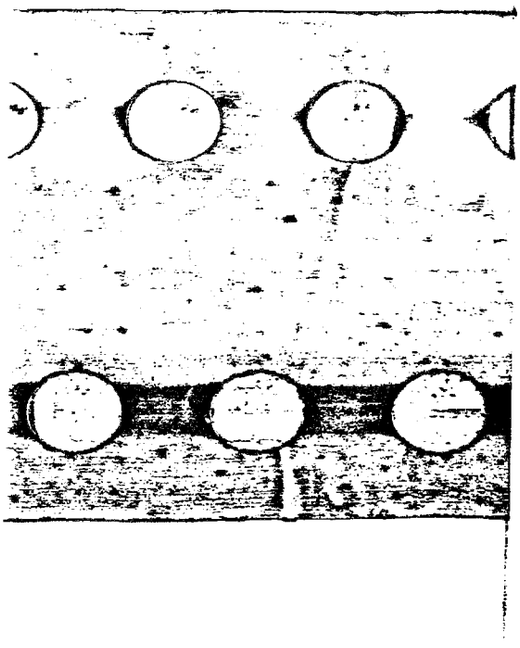
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 _____

BOOK 8372 PAGE 628

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 57000.00
CON TX 188.10
PRFEE 1.00
WDEED 6.00
TOTAL 195.10
CHECK 195.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/12/91 01 12:04 0001 3178

216544

JUN 12 12 03 PM '91

No. 430231