KEMPER, Gary R.

Bot 27-B

BOOK 8372 PAGE 696 TENNESSEE

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

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 162-13 236	PROPERTY ADDRESS 508 Cedarhill Court, Antioch, Tennessee 37013
SEND TAX NOTICES TO:	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 SANDRA R. PATTERSON, a single person

whose address is Antioch, Tennessee, 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:

Land in Davidson County, Tennessee, being Lot No. 7, Section 4, Dreamland Estates of record in Book 6900, Page 188, Register's Office for said County, to which reference is made for a more complete description.

This conveyance is made subject to the following:

1. 1991 Davidson County Taxes.
2. Restrictive Covenants, of record in Book 7131, Page 515, Register's Office for Davidson County, Tennessee.
3. The Plan of Record in Book 6900, page 188, said Register's Office, shows an Owner's Certificate, a 20 ft. minimum building setback line from Cedarhill Court, a 10 ft. public utility and drainage easement along the rear lot line.

Being the same property conveyed to Grantor by deed from AmSouth Mortgage Company, dated 12/14/90, of record in Book 8260, and Page 433, in the Register's Office of Davidson County, Tennessee.

3199 06/12 0101 03CHECK 224.14

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 4th day of June, 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.

Witness:

21675

TENTIE REFERENCE

JUN 12 12 13 PM '91

*_____

*_____

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 4th day of June A. D. 1991

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 $ 65,800.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Sandra R. Patterson
Affiant

Subscribed and sworn to before me this 10th day of June, 1991

Notary Public or Register

Special Warranty Deed

FROM SECRETARY OF VETERANS AFFAIRS

TO SANDRA R. PATTERSON, 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 _____

BOOK 8372 PAGE 698

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 65800.00
CON TX 217.14
PRFEE 1.00
WDEED 6.00
TOTAL 224.14
CHECK 224.14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/12/91 01 12:14 0001 3199

21675

ENTERED FOR REFERENCE

JUN 12 12 13 PM '91

No. 430252