BUNTYON, Eddie J.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 149-02-0-A-87	PROPERTY ADDRESS 532 Piccadilly Row Antioch, Tennessee 37013
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

BOOK 8379 PAGE 599

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

THERESA D. BROWN A SINGLE PERSON

whose address is Antioch, Tennessee 37013

, 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:

SEE ADDENDUM

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. Survey by John Kohl & Company dated July 29, 1986, shows a 10 foot utility and drainage easement along rear lot line.
3. Survey by John Kohl & Company dated July 29, 1986 shows a 2.5 X 25 foot anchor easement located in the southwest corner of said lot.
4. 30 foot minimum building setback line of record in Plat Book 5200, Pages 720, 721 & 722, Register's Office.

Being the same property conveyed to Grantor by deed from Joe M. Kirsch, Substitute Trustee, dated November 29, 1990, of record in Book 8247, Page 569, in the Register's Office 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.

IN WITNESS WHEREOF, Grantor, this 12th 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 KENNETH L. HARVEY [SEAL]

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 12th day of June 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 hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater is $ 62,100 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 20 day of June, 19 91

B. Edwards - Dep.
Notary Public or Register

5174 06/20 0101 03CHECK 214.93

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
THERESA D. BROWN
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

ADDENDUM

Described land situated in Antioch, Davidson County, Tennessee, being Lot No. 117 on the Plan of Piccadilly Square, Phase 1, of record in Book 5200, Pages 720, 721, 722, Register's Office, Davidson County, Tennessee.

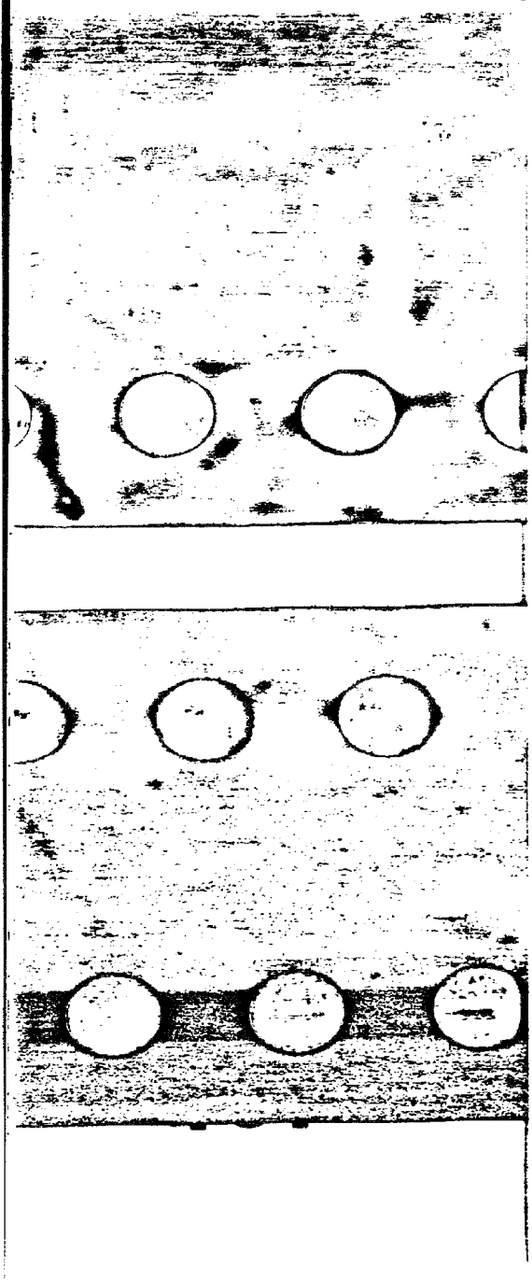
This lot is part of a Planned Unit Development and is conveyed subject to Declaration of Covenants and Restrictions, Articles of Incorporation of Piccadilly Square Homeowners Association; By-Laws of the Association, Master Deed,Information Brochure, additional Restrictive Covenants for Single and Two Family Dwelling Units, Common Area Worksheets, all as made, provided and set out in instrument of record in Book 6236, Page 683 through 733, both inclusive, said Register's Office. This lot is also conveyed subject to Amendment to Articles of Incorporation of Piccadilly Square Homeowners Association as of record in Book 6295, Page 548, et seq; Book 6295, page 556, et seq; Book 6295, Page 564, et seq; and Book 6300, Page 423, et seq., Amendments to By-Laws of Piccadilly Square Homeowners Association of record in Book 6295, Page 572, et seq; Book 6295, Page 580, et seq; Book 6295, Page 588, et seq; and Book 6300, Page 431, et seq., Amendments to Information Brochure of record in Book 6295, Page 596, et seq; Book 6295, Page 602, et seq; and Book 6300, Page 439, et seq., Amendments to Declaration of Covenants and Restrictions of record in Book 6295, page 506, et seq; Book 6295, Page 520, et seq; Book 6295, Page 534, et seq; and Book 6300, Page 409, et seq; re-recorded in Book 6306, Page 833, et seq; Book 6496, Page 100, et seq; Book 6496, Page 107, et seq; Book 6496, Page 114, et seq; Book 6518, Page 184, et seq; and Book 6518, Page 190, et seq, Deed of Correction of Piccadilly Square Homeowners Association of record in Book 6295, Page 503, et seq., of the Plan of record in Book 5200, page 720, 721, and 722, Sanitary Sewers and/or Storm Drainage Easements of record in Book 6186, Page 288, Book 6251, page 616, Book 6298, Page 491; Conveyance of Common Area of record in Book 6296, Page 99; Deed of Conveyance to Metropolitan Government of record in Book 6530, Page 819, et. seq; and Book 6530, Page 823, et seq, all of record in the Register's Office for Davidson County, Tennessee.

24266.

IDENTIFICATION REFERENCE

JUN 20 3 56 PM '91

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8379 PAGE 602

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 62100.00
CON TX 204.93
PRFEE 1.00
WDEED 9.00
TOTAL 214.93
CHECK 214.93

06/20/91 01 15:57 0001 6174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24266.

IDENTIFICATION REFERENCE

JUN 20 3 56 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 433182