AKIN, III,Henry M.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 136-10 3	PROPERTY ADDRESS 2775 Smith Springs Road Nashville, Tennessee 37217
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 8382 PAGE 787

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
FORREST L. MOFFITT AND WIFE, REBECCA M. MOFFITT
whose address is Nashville, Tennessee 37217

, 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: Being Lot No. 3 on the plan of Castlegate, Section I, as of record in Book 4460, Page 115, Register's Office for said County.

Said Lot No. 3 fronts 93.03 feet on the southerly side of Smith Springs Road and extends back 112.40 feet on the westerly line and 162.61 feet on the easterly line to a dead line measuring 72.81 feet thereon.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. The plan of record in Book 4460, Page 115, Register's Office, Davidson County, Tennessee, shows a 30-foot minimum building setback line from Smith Springs Road and a 10-foot easement for public utility and drainage purposes along the rear and west line of said lot.
3. Restrictive covenants contained in an instrument of record in Book 4649, Page 295, Register's Office for Davidson County, Tennessee.
4. Survey dated 7/25/79, made by John Kohl and Company, indicates a utility shed and drive encroaching onto the 10-foot public utility and drainage easement
5. Any priority of a fixture filing to Electric Power Board of the Metropolitan Government of Nashville and Davidson County of record in Book 6325, Page 134, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantors by deed from Glenfed Mortgage Corp., dated July 5, 1990, of record in Book 8154, Page 244, 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 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.

*2552 0.

Witness:

IDENTIFICATION REFERENCE

Jun 25 12 20 PM '91

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

*

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

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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

* 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 $ 95,300.00, 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, 1991

Notary Public or Register

7827 06/25 0101 03CHECK 311.26

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
FORREST L. MOFFITT AND WIFE,
REBECCA M. MOFFITT

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 _____

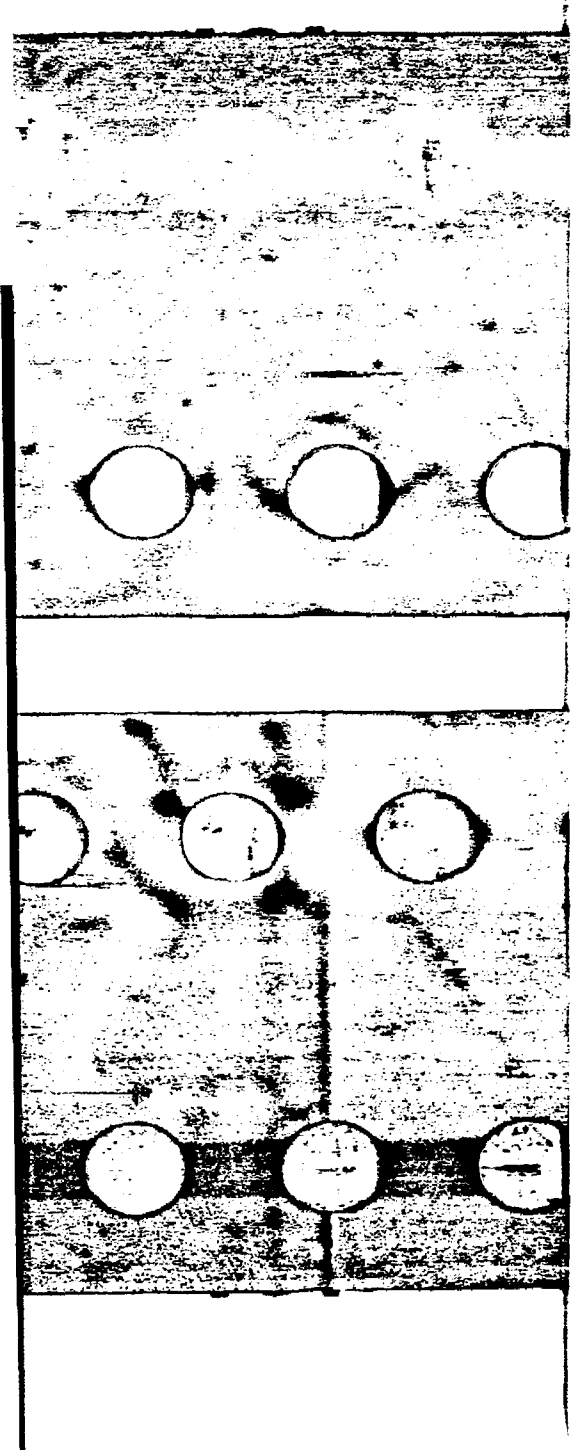
Fee paid, $ _____
Witness my hand, _____, Register.

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 8382 PAGE 789

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	92200.00
CON TX	304.26
PRFEE	1.00
WDEED	6.00
TOTAL	311.26
CHECK	311.26

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 13:29 0001 7627

2552.0

IDENTIFICATION REFERENCE

Jun 25 12 28 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 434627