Box 14

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ADAMS, III, David E.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO.	PROPERTY ADDRESS	4808 Cascade Drive Old Hickory, Tennessee 37138
SEND TAX NOTICES TO: Fidelity Federal Bank 401 Union Street, Nashville, TN 37219		THIS INSTRUMENT PREPARED BY Jerry D. Stringer, Attorney VA Regional Office, Nashville TN 37203
64-12 18		

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
FOY L. PRATER AND WIFE, SHAMIRAN PRATER
whose address is 500 Ridge Ct. East
Old Hickory, Tennessee 37138 , 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 Old HIckory, County of Davidson, State of Tennessee, to wit:
A tract or parcel of land located in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 288 on the plan of Sherwood Forest, Section 4, as of record in Book 4460, Page 182, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description thereof.

This conveyance is made subject to the followin:
1. 1991 Metro Davidson County Taxes.
2. Restrictive covenants of record in Book 4704, Page 448, Register's Office, Davidson County, Tennessee.
3. The plan of record in Book 4460, Page 182, said Register's Office, shows a 30 foot minimum building setback line from Cascade Drive and a 10 foot public utility and drainage easement at the rear lot line and a 2.5' X 25' utility anchor easement at the northeast corner of said lot.
4. Survey made by John Kohl & Company, P.C., dated 11/23/88, shows driveway encroaches 2.5 x 25' anchor easement at northeast front corner.

Being the same property conveyed to Grantors by deed from SouthTrust Mortgage Corporation, dated December 13, 1990, of record in Book 8260, Page 431, 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.

8576 06/27 0101 03CHECK 215.56

IN WITNESS WHEREOF, Grantor, this 18th 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 _____ [SEAL]
KENNETH L. HARVEY
Loan Guaranty Officer
Title _____

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)

2634 IDENTIFICATION REFERENCE JUN 27 3 14 PM '91

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 18th 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

DEBORAH L. BEECHER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

*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 $ 63130.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Foy Prater

Affiant

Subscribed and sworn to before me this 24 day of May, 19 91

Notary Public or Register

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

FOY L. PRATER AND WIFE,

SHAMIRAN P. PRATER

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 _____

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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	63180.00
CON TX	208.56
PRFEE	1.00
WDEED	6.00
TOTAL	215.56
CHECK	215.56

06/27/91 01 15:16 0001 0576

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26341.

IDENTIFICATION REFERENCE

JUN 27 3 14 PM '91

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

No. 435568