Part 33

DENNIS, John W.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 33-B 125 GO 06575	PROPERTY ADDRESS 320 Janette Avenue Goodlettsville, Tennessee 37072
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

JOHN M. LUCAS AND TERESA RHODES TENANTS IN COMMON
whose address is Goodlettsville, Tennessee 37072

BOOK 8388 PAGE 486

, 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 Goodlettsville, County of Davidson, State of Tennessee, to wit:

Being Lot No. 331 on the plan of Gatewood, Section 3, as of record in Book 4175, Pages 49 and 50, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description thereof.

This conveyance is made subejct to the following:

1. 1991 Metro-Davidson County Taxes.
2. Restrictive covenants contained in instrument of record in Book 4314, Page 290, Register's Office for Davidson County, Tennessee.
3. The plan of record in Plat Book 4175, Pages 49 and 50, said Register's Office shows certain notes, easements and setback lines.
4. A portion of the asphalt drive servicing subject lot encroaches over the lot line on the northerly side; and, a portion of the fence servicin adjoining lot is encroaching onto subject property on the northerly side of subject lot.

Being the same property conveyed to Grantors by deed from United Carolina Bank, dated February 5, 1991, of record in Book 8290,Page 689, 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 25th 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 WILLIAM F. LOW [SEAL]

Witness:

Title Assistant 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)

27.43.0*

IDENTIFICATION

JUL 1 3 02 PM '91

STATE OF TENNESSEE

BOOK 8388 PAGE 487

COUNTY OF DAVIDSON

Before me personally appeared WILLIAM F. LOW, Assistant 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 25th day of June A. D. 19 91

My commission expires 7/24/93



* 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, _____ COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater is $ 47,790.02 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Mark A. Ellmore
Affiant

Subscribed and sworn to before me this 1 day of July, 19 91

L. Chandler, D.R.
Notary Public or Register

7759 07/01 0101 03CHECK 164.74

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JOHN M. LUCAS AND
TERESA RHODES
TENANTS IN COMMON

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 _____

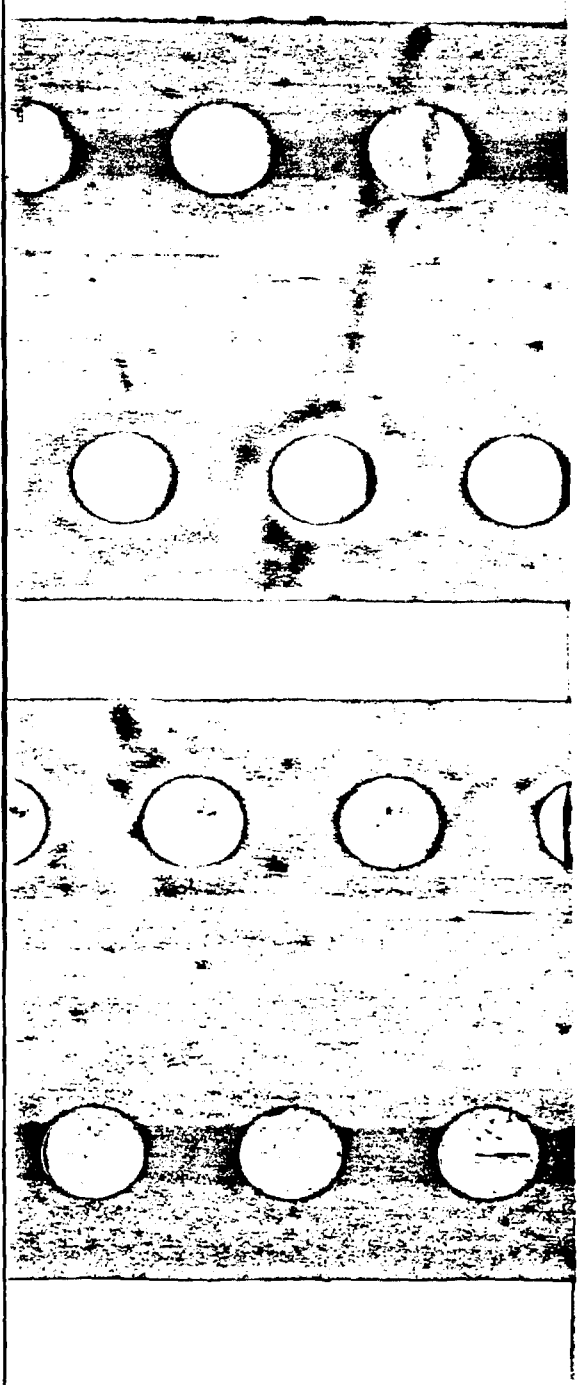
Fee paid, $ _____
Witness my hand,
_____, Register.

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 8388 PAGE 488

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	47790.00
CON TX	157.74
PRFEE	1.00
WDEED	6.00
TOTAL	164.74
CHECK	164.74

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/01/91 01 15:04 0001 7759

27430

IDENTIFICATION

JUL 1 3 02 PM '91

No. 436828