BUCK, Douglas O.

VA Form 26-0440a - JAN 1983
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 52-5 / 253 11D-77457	PROPERTY ADDRESS 890 Idlewild Drive Madison, Tennessee 37115
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

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
CHARLES P. ZETELSKI AND WIFE, SUSAN I. ZETELSKI
whose address is Madison, Tennessee 37115

, 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 Madison, 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. An easement for ingress and egress of record in Book 4900, Page 743, Register's Office for Davidson County, Tennessee.
3. A water line easement of record in Book 989, Page 132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantors by deed from William P. Dougan, Substitute Trustee, dated January 14, 1991, of record in Book 8276, Page 639, and re-recorded in Book 8280, Page 639, in the Registers 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 8th day of July, 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.

20400

IDENTIFICATION REFERENCE

Jul 12 11 56 AM '91

FEE $ 10.00 BOOK REGISTER DAVIDSON COUNTY

Witness:

* Susan I. Zetelski

* Charles P. Zetelski

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 8th day of July 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 $ 59,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Charles P. Zetelski
Affiant

Subscribed and sworn to before me this 11 day of July, 19 91

Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS

TO
CHARLES P. ZETELSKI AND WIFE
SUSAN I. ZETELSKI

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–

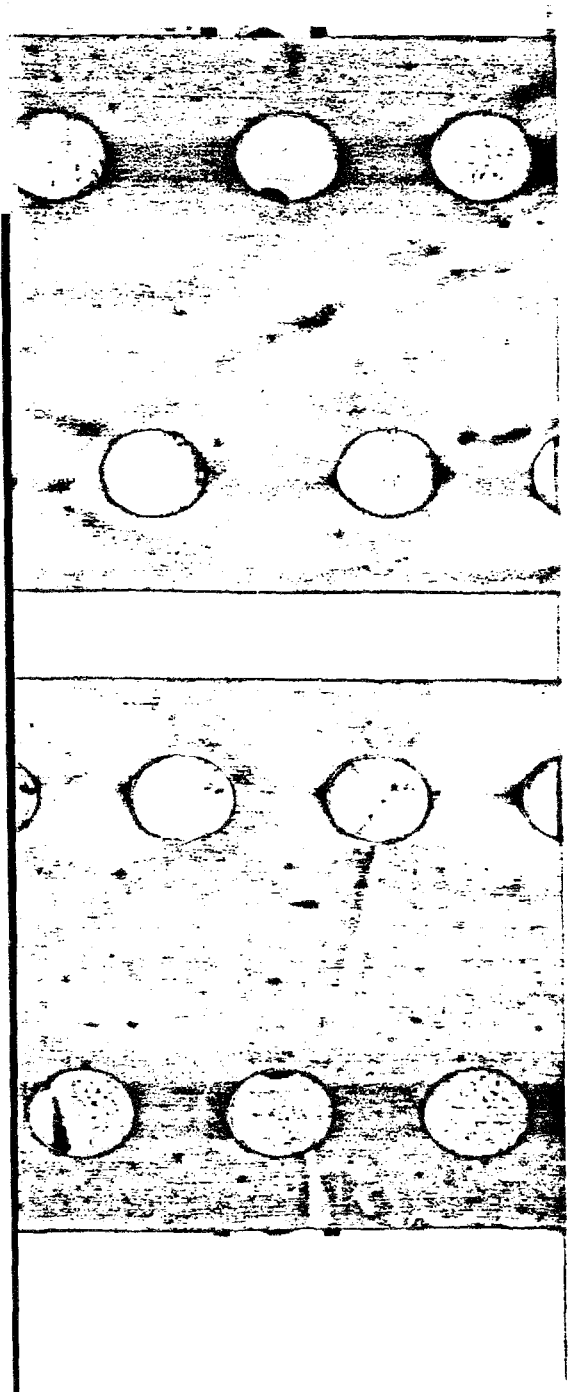
626259

ADDENDUM

Land in Davidson County, Tennessee, being Lot No. 3 and the westerly part of Lot No. 2 as shown on the survey of part of Lot No. 10, of the Subdivision of Lots Nos. 35, 36, and 37 of the subdivision of part of H. B. Chadwell Tract according to a survey by G. Barry Greer & Associates, land surveyor, dated June 5, 1972, revised April 18, 1975, and described according to such survey as follows:

BEGINNING at an iron pin, the southeast corner of the property conveyed to Nashville Boys Club, Inc., by Deed of record in Book 4335, page 159, Register's Office for Davidson County, Tennessee, such beginning point being 201.94 feet, more or less, N 67 deg. 51' 25" W from an iron pin set on the west line of Lot No. 31; thence N 67 deg. 51' 25" W a distance of 142.5 feet along a fence; thence along a hedge and wire fence N 20 deg. 38' 25" E a distance of 82.92 feet to an iron pin ; thence S 66 deg. 24' 22" E 118.20 feet to an iron pin; thence N 28 deg. 41' 51" E 25.0 feet to an iron pin; thence S 68 deg. 00' 33" E 38.0 feet, more or less, to a point in the centerline of an asphalt driveway; thence with suck centerline S 26 deg. 30' 00 ' W 31.5 feet to the beginning of a curve to the right; thence with said curve southwesterly 31.0 feet, more or less, to a point; thence leaving said driveway centerline, S 21 deg. 52" W 45.5 feet to the beginning.

1169 07/12 0101 03CHECK 228.67



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8396 PAGE 806

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 59100.00
CON TX 218.67
PRFEE 1.00
WDEED 9.00
TOTAL 228.67
CHECK 228.67

07/12/91 01 11:59 0001 1169
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30400.

IDENTIFICATION REFERENCE

JUL 12 11 57 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 440193