BOOK 8401 PAGE 397

DAVIS, George S.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 53-9 76	PROPERTY ADDRESS 806 Tamarack South 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
DUANE LEE McCONEGHY JR., AND WIFE, HOLLY McCONEGHY
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:
Land in Davidson County, Tennessee, being Lot No. 55-A, Zone Lot Division, Lots 51, 54, 55 and 57 of Kimbolton, Phase 2, of record in Plat Book 6900, Pages 792, 793 and 794 and amended in Book 6900, Page 891, said Register's Office.

Said Lot No. 55-A fronts 29.23 feet on the southwesterly margin of Tamarack South and extends back 184.23 feet on the southwesterly line and 185.96 feet on the northeasterly line to a dead line in the rear measuring 53.50 feet thereon.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. Restrictive covenants contained in instrument of record in Plat Book 6900, Page 891, and in Book 7464, Page 969, as amended in Book 7470, Page 126, as amended and restated for the purpose of annexation of Phase II, in Book 7799, Page 50, Register's Office, Davidson County, Tennessee.
3. Plan of record in Book 6900, Page 891, said Register's Office, shows a 10-foot easement for utility and drainage purposes along the rear line of said lot.
4. Survey by John Kohl and Company dated May 10, 1989, shows concrete drive servicing subject property encroaches onto adjoining lot.

Being the same property conveyed to Grantors by deed from George Stephen Davis, dated October 19, 1990, of record in Book 8233, Page 54, 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.

MORTGAGEE: DEPARTMENT OF VETERANS AFFAIRS

IN WITNESS WHEREOF, Grantor, this 16th day of July, 19 91, 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]
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)

3* Witness:

IDENTIFICATION REFERENCE

Jul 19 11 06 AM '91

MAIL ENV.

*

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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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 16th day of July A. D. 19 91

My commission expires 7/24/93

OFFICER HAVING SEAL
(MUST IMPRESS SEAL)

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 $ 35,210 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 19 day of July 19 91

J. B. Edwards - Dep.
Notary Public or Register

3138 07/19 0101 03CHECK 211.24

RECORDER'S MEMO
LEGIBILITY of Writing, Typing or Printing for Document Unsatisfactory When Received.

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
DUANE LEE McCONEGHY JR., AND WIFE,
HOLLY McCONEGHY

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 _____, page _____, Vol. _____

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 55210.00
CON TX 204.24
PRFEE 1.00
WDEED 6.00
TOTAL 211.24
CHECK 211.24

07/19/91 01 11:08 0001 3138

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32124.

IDENTIFICATION REFERENCE

JUL 19 11 06 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 442131