SCHMITZ, Roger D.

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

**TENNESSEE**

| INFORMATION FOR TAX ASSESSOR | |
|---|---|
| TAX PARCEL NO.<br>136100A01700 | PROPERTY ADDRESS 2819 Lake Forest Drive<br>Nashville, Tennessee 37217 |
| SEND TAX NOTICES TO Loan Guaranty Office(264)<br>Veterans Affairs Regional Office<br>110 9th Avenue South, Nashville TN 37203 | THIS INSTRUMENT PREPARED BY Jerry D. Stringer, Attorney<br>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 D. DENTON A SINGLE PERSON
whose address is 2928 Owendale Drive
Antioch TN 37013
, 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. 8, Unit 8A, a resubdivision of Lots 7 & 8 on the Condominium Site Plan, Lots 3-10, 63 & 64, Section Two, Priest Lake Forest of record in Plat Book 5190, Page 752, amending Plat Book 5190, Page 722, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
2. Restrictions of record in Book 5931, Page 645, and Book 6021, Pages 99, 101, 102, and 107, Register's Office, Davidson County, Tennessee.
3. The plan of record in Book 5190, Page 722 and amended in Book 5190, Page 752, said Register's Office shows a 30-foot minimum building setback line from Lake Forest Court and a 20-foot from Lake Forest Drive and a 10-foot easement for public utility and drainage along the rear line(s) of said lot.
4. An easement for overhang across the southwesterly corner of said lot.

Being the same property conveyed to Grantor by deed from Standard Federal Savings Bank, dated February 7, 1991, of record in Book 8355, Page 709, in the Register's 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 2nd day of August, 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.

3811.5

Witness:

*_____

*_____

AUG 9 10 54 AM '91

PICK-UP

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By KENNETH L. HARVEY [SEAL]
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.

BOOK 8417 PAGE 694

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 2nd day of August 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).

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STATE OF TENNESSEE, _____ COUNTY. APR 08 92 0101 03CHECK 162.77

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 $ 42,100 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Clint Harvey
Affiant

Subscribed and sworn to before me this 7th day of April, 19 92

E. Edwards Lisp
~~Notary Public~~ or Register

**Special Warranty Deed**

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JOHN D. DNETON
A SINGLE PERSON

**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 8417 PAGE 695

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 42100.00 |
| | | | CON TX | 155.77 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 162.77 |
| | | | CHECK | 162.77 |
| 08/09/91 | 01 | | 10:56 0001 | 2451 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3811.5.

IDENTIFICATION

AUG 9 10 54 AM '91

No. 449015