SMITH, Michael Joseph

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 108-16-139	PROPERTY ADDRESS 1717 Western Shore Nashville TN 37214
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

BOOK 8439 PAGE 1

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 JOE D. VINING & WIFE Carla D. VINING.

whose address is 1717 Western Shore
Nashville TN 37214
, 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. 71 on the Plan of Lakeview Hills, Section 4, of record in Plat Book 5200, page 642, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County taxes.
2. Restrictive Covenants contained in an instrument of record in Book 6431, page 298, Register's Office for Davidson County, Tennesee.
3. All matters appearing on the Plan of record in Plat Book 5200, page 642, Register's Office for said county.

Being the same property conveyed to Grantor by deed from Sovran Mortgage Corporation, dated June 11, 1991, of record in Book 8376, Page 64, in the Register's Office of Davidson County, Tennessee.

9153 09/10 0101 03CHECK 227.15

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 22nd 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.

Witness:

4545.7

IDENTIFICATION REFERENCE

Sep 10 8 52 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

*_____

*_____

EDWARD J. DERWINSKI
The Secretary of Veterans Affairs

*By _____ [SEAL]
WILLIAM F. LOW

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)

STATE OF TENNESSEE

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.

BOOK 8439 PAGE 2

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 22nd day of August A. D. 1991

My commission expires 7/24/93

OFFICERS HAVING SEAL MAY IMPRESS SEAL — NOTARY PUBLIC — DEBORAH L. BEECHER

* 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 $ 59,490.00 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 5th day of September, 91.

Notary Public or Register

My Commission Expires: 3/25/95

RETURN TO:
J. Blake Freeman, Atty.
PRIORITY ESCROW SERVICES, INC.
51 Century Blvd., Suite 110
Nashville, TN 37214

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JOE D VINING & WIFE CARLA D VINING

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.

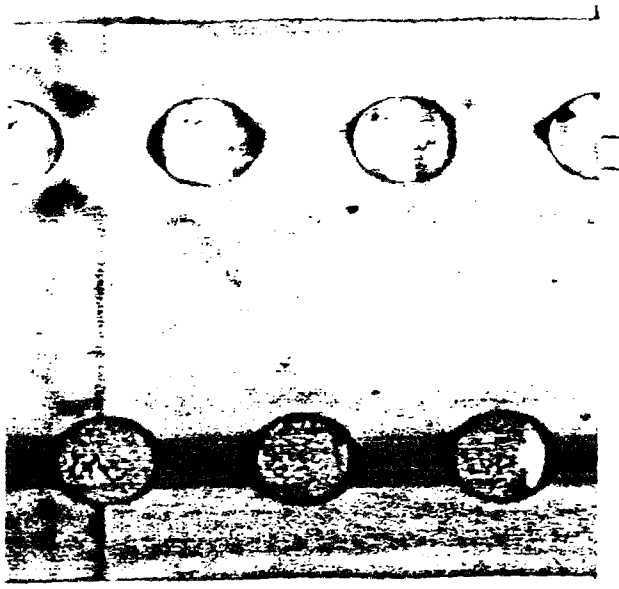
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 8439 PAGE 3

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	59490.00
CON TX	220.15
PRFEE	1.00
WDEED	6.00
TOTAL	227.15
CHECK	227.15

09/10/91 01 08:54 0001 9153

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5.4 5.7.

IDENTIF. REFERENCE

Sep 10 8 52 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 457415