10

HARRELL, Bobby R.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 149-1-B/27	PROPERTY ADDRESS 516 Eversholt Court, Antioch TN 37013
SEND TAX NOTICES TO: Barclays/American Mortgage Corp. 5032 Parkway Plaza Blvd. Bldg. 8, Charlotte, N.C. 28217	THIS INSTRUMENT PREPARED BY: Jerry D. Stringer, Attorney VA Regional Office, Nashville, Tennessee 37023

SPECIAL WARRANTY DEED

BOOK 8444 PAGE 427

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 GEORGE L. BAINES AND GRACEANN MICHELLE BENDELE TENANTS IN COMMON whose address is 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 Antioch, Tennessee, County of Davidson, State of Tennessee to wit:

Being Lot No 310 on the Plan of Piccadilly Square, Phase 3, of record in Book 6250, pages 892, 893, and 894, Register's Office of Davidson County, Tennessee, as follows:

Said Lot No. 310 fronts 35.00 feet on the northerly margin of Eversholt Court: and extends back between unparallel lines, the easterly line measuring 125.00 feet; the westerly line measuring 112.08 feet; to a rear line which measures 134.85 feet thereon.

This conveyance is made subject to the following:
1. 1991 Metro Davidson County Taxes.
*SEE ADDENDUM

Being the same property conveyed to Grantor by deed from Cavalry Banking, A Federal Savings Bank, dated April 17, 1991, of record in Book 8337, Page 412, in the Register's Office of Davidson County, Tennessee.

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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 12th 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.

47571

SEP 17 2 58 PM '91

Witness:

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

BOOK 8444 PAGE 428

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 12th day of August A. D. 1991

My commission expires 7/24/93

* 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).

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 the amount which the property transferred would command at a fair voluntary sale.

Margaret R. Douglas
Affiant

Subscribed and sworn to before me this 13 day of September, 1991

Notary Public or Register

Special Warranty Deed

FROM SECRETARY OF VETERANS AFFAIRS

TO GEORGE L. BAINES AND GRACEANN MICHELLE BENDELE 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

2. Declaration of Covenants and Restrictions, embracing uses, assessments, liens, easements, party walls, obligations, burdens and other undertakings, articles of Incorporation of Piccadilly Square Homeowner's Association, By-Laws of the Association, Information Brochure, additional Restrictive Covenants for single and Two Family Dwelling Units, Common Area Worksheets, Master deed, all as made, provided and set out in instrument of record in Book 6236, page 680 through 733, both inclusive, Register's Office for Davidson County, Tennessee, specific reference to which is here made for each instrument.

3. Amendment to Articles of Incorporation of Piccadilly Square Homeowner's Association of recrod in Book 6295, page 548, et seq.; Book 6295, page 556, et seq.; Book 6295, page 564, et seq.; and Book 6300, page 423, et seq., all in the Register's Office for Davidson County, Tennessee, specific reference to which is here made for each instrument.

4. Amendments to By-Laws of Piccadilly Square Homeowner's Association of record in Book 6295, page 572, et seq; Book 6295, page 580, et seq; Book 6295, page 588, et seq and Book 6300, page 431, et seq, all in the Register's Office for Davidson County, Tennessee, specific reference to each of said instruments being here made.

5. Amendments to Information Brochure for Piccadilly Square Homeowner's Association, or frecord in Book 6295, page 596, et seq; Book 6295, page 602, et seq and Book 6300, page 439, et seq, all in the Register's Office for Davidson County, Tennessee, specific reference to each of said instruments being here made.

6. Amendments to Declarations of Covenants and Restrictions of record in Book 6295, page 506, et seq, Book 6295, page 520, et seq, Book 6295, page 534, et seq, Book 6300, pge 409, et seq, re-recorded in Book 6306, page 833, et seq, Book 6496, page 100 et seq, Book 6496, page 107, et seq, Book 6496, page 114, et seq, Book 6518, page 184, et seq, and Book 6518, page 190, et seq, all in the Register's Office for Davidson County, Tennessee, specific reference to each of said instruments being here made.

7. Deed of Corrections to Piccadilly Square Homeowners Association of record in Book 6295, page 503, et seq, Register's Office for Davidson County, Tennessee, specific reference to which is here made.

8. Conveyance of Additional Open Space of record in Book 6496, page 99, said Register's Office.

9. All matters appearing on the Plan of Piccadilly Square, Phase 3, of record in Book 6250, pages 892, 893, and 894, Register's Office of Davidson County, Tennessee.

10. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6186, page 238, said Register's Office.

11. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6251, page 616, said Register's Office.

12. Deed of Conveyance to Metropolitan Government of Nashivlle and Davidson County, Department of Water and Sewerage Services, of record in Book 6530, page 819, said Register's Office.

13. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6530, page 823, said Register's Office.

14. Utility easement to Metropolitan Government of Nashville and Davidson County is of record in Book 6298, page 491, said Register's Office.

15. Document of Clarification for Declaration of Covenants and Restrictions of record in Book 6830, page 739, said Register's Office.

16. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6846, page 606, said Register's Office.

17. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6846, page 653, said Register's Office.

18. Easement for the flow of any creeks.

19. Storm Water Detention Agreement of record in Book 6782, page 518, said Register's Office.

20. Suvey of John Kohl dated October 7, 1987, shows a portion of the porch encroaching over the front minimum building setback line and the concrete drive encroaching over the 10 ft. utility and sewer easement lying along the westerly boundary line.

21. This policy insures the insured, its successors and assigns against any loss or damage sustained by reason of said encroachments.

22. This policy insures that the above restrictions have not been violated and that a future violation thereof will not result in a forefeiture or reversion of title.

23. Charter of Piccadilly Square Homeowners Association of record in Book 7288, page 963, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 8444 PAGE 430

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	96680.00
CON TX	357.79
PRFEE	1.00
WDEED	9.00
TOTAL	367.79
CHECK	367.79

09/17/91 01 14:59 0001 1647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47571.

IDENTIFICATION REFERENCE

SEP 17 2 58 PM '91

No. 459878