LOCAYNIS, John P. B04 33

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

BOOK 8560 PAGE 750

TENNESSEE

| INFORMATION FOR TAX ASSESSOR | | |
|---|---|---|
| TAX PARCEL NO. 86-7-194 | PROPERTY ADDRESS | 1401 Woodchimes Court<br>Hermitage, TN 37076 |
| SEND TAX NOTICES TO: Dept.of Veterans Affairs(264)<br>110 9th Avenue So., 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 WILLIAM A. GROSS AND WIFE LINDA N. GROSS

whose address is SAME

, 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 Hermitage, County of Davidson, State of Tennessee to-wit:

Land in Davidson County, Tennessee, being Lot No. 262 on the Plan of Jackson's Retreat, Phase 5-B, revised, of record in Book 6250, page 905, Register's Office for Davidson County, Tennessee.

Said Lot No. 262, being a corner lot, fronts 60 feet on the westerly margin of Woodchimes Court; fronts 85 feet on the northerly margin of Market Square; said frontages being joined by a curve measuring 39.27 feet; the said northerly line extends back 110 feet and intersects the westerly line which measures 85 feet thereon.

This conveyance is made subject to the following:
1. 1992 Metro Davidson County Taxes.
2. Restrictive covenants contained in an instrument of record in Book 6806, page 256, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record in Plat Book 6250, page 905, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Sovran Mortgage Corporation, dated December 9, 1991, of record in Book 8507, Page 776 in 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.

5325 02/28 0101 03CHECK 284.50

IN WITNESS WHEREOF, Grantor, this 20th day of February, 19 92, 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 _____ [SEAL]
KENNETH L HARVEY

Title Loan Guaranty Officer

Witness:

* _____

* _____

8.7.8.3.0

IDENTIFICATION REFERENCE

FEB 28 10 00 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

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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 20th day of Feb. A. D. 1992

My commission expires 9-16-95

OFFICERS HAVING SEAL MUST IMPRESS SEAL

Jean C. Long

JEAN C. LONG
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).

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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 $ 75,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

William A. Gross
Affiant

Subscribed and sworn to before me this 26 day of February 1992

Notary Public or Register

My Commission Expires 1/23/93

**Special Warranty Deed**

FROM SECRETARY OF VETERANS AFFAIRS

TO WILLIAM A. GROSS AND WIFE LINDA N. GROSS

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 _____

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| | | |
|---|---|---|
| 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 | 75000.00 |
| | | | CON TX | 277.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 284.50 |
| | | | CHECK | 284.50 |
| 02/28/92 | 01 | | 10:28 0001 | 5325 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.7.8.3 O.

IDENTIFICATION REFERENCE

Feb 28 10 20 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 505834