MUMMERT, William M.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 133-16-102	PROPERTY ADDRESS 4811 Citrus Drive Nashville, TN 37211
SEND TAX NOTICES TO: Dept.of Veterans Affairs(264) 110 9th Avenue So., 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

SANDRA HARGROVE, A MARRIED PERSON

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

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 47 on the Plan of Kenilworth Estates, Section 3, as of record in Book 2900, Pages 149 and 150, Register's Office for said County.

Said lot No. 47 fronts 70 feet on the westerly side of Citrus Drive and extends back between parallel lines 140 feet to a dead line.

SEE ADDENDUM for conveyance restrictions.

Being the same property conveyed to Grantor by deed from Lomas Mortgage USA, Inc., dated June 17, 1991, of record in Book 8384, Page 849, in the Register's Office of Davidson County, Tennessee.

4585 04/28 0101 03CHECK 217.20

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 21st day of April, 1992, 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

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)

Witness:

* 05237

IDENTIF. REFERENCE

APR 28 9 36 AM '92

FELIX Z. ... REGISTER
DAVIDSON COUNTY TN.

PICK-UP

*

STATE OF TENNESSEE

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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 21st day of April 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).

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 $ 0.00 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 23 day of April 19 92

Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
SANDRA HARGROVE, A MARRIED 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 _____, 19__
_____, Clerk.

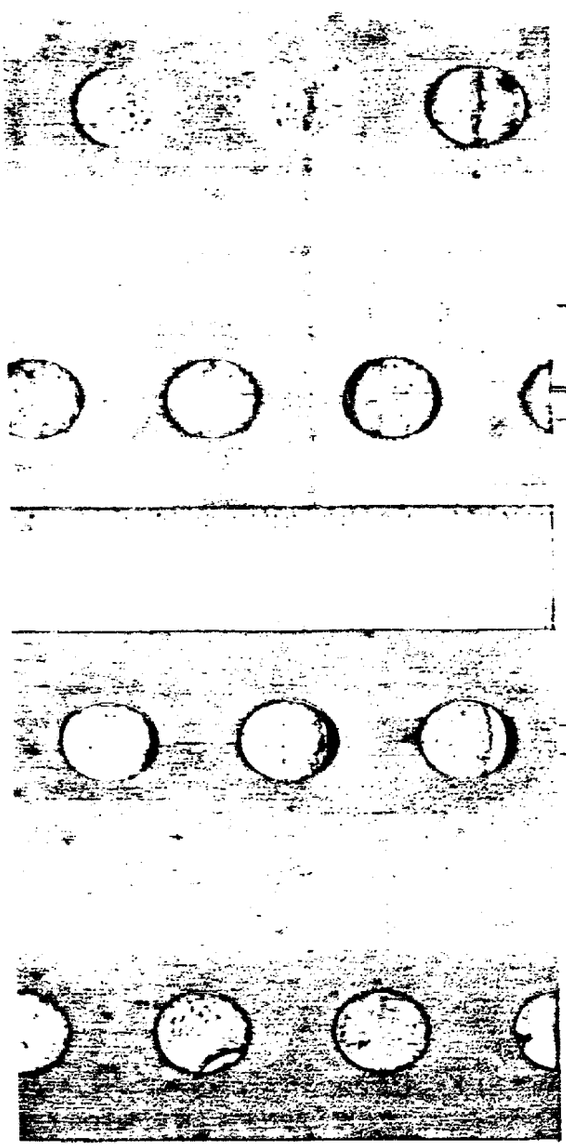
When recorded mail to—

626259

ADDENDUM

This conveyance is made subject to the following:
1. 1992 Metro Davidson County Taxes.
2. Ten-foot easement for public utilities along rear line of premises, 5-foot drainage easement along rear and southerly lines of premises, sewer line across rear of premises, anchor easement at northeast corner of premises, 30-foot building setback line from Citrus Drive, and conditions as shown on plan of record in Book 2900, Pages 149 and 150, Register's Office for Davidson County, Tennessee, the latter providing that no lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area unless otherwise approved by the Davidson County Planning Commission and under no condition shall such lot or lots by subdivided, altered, resubdivided, or changed so as to produce less area prescribed by the restrictive covenant running with the title to the property.
3. Restrictive covenants contained in an instrument of record in Book 3221, Page 445, Register's Office for Davidson County, Tennessee.
4. Survey dated June 6, 1986, made by Campbell Surveying Company indicates the gravel driveway encroaches onto the 5-foot drainage easement on the southerly property line.

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 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 9.00
TOTAL 217.20
CHECK 217.20

04/28/92 01 09:35 0001 4585

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05237

IDENTIF. REFERENCE

APR 28 9 36 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 525375