MCALISTER, Kenneth

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 86-13-12	PROPERTY ADDRESS 3375 Lakeside Place Hermitage TN 37076
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

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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 **RICHARD D WEHMEYER, A SINGLE 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 Hermitage, County of Davidson, State of Tennessee, to-wit: Land in Davidson County, Tennessee, being Lot No. 52-B on the Plan of Lakeside Woods Estates, Section Two, Zone Lot Division of Lots 52 and 59, of record in Book 6900, Page 269, amending Book 6200, Page 461, said Register's Office, to which plan reference is hereby made for a more complete and legal description.

This conveyance is made subject to the following:
1. 1992 Metro Davidson County taxes.
2. The Plan of record in Book 6900, page 269, amending Book 6200, page 461, said Register's Office, sets out house location and common wall, shows minimum building setback line to be determined by Metro Zoning Regulations, shows a 10 foot public utility and drainage easement along the southerly and westerly margins, and shows a 25 foot x 2.5 foot utility anchor easement at the northeast corner.
3. Subject to restrictions of record in Book 6564, page 740, and in Book 6900, page 269, said Register's Office.
4. Survey by Young, Weakley & Weakley, Engineering, dated April 13, 1987 discloses concrete drive encroaching on 10 foot utility and drainage easement on the easterly side of said lot.

Being the same property conveyed to Grantor by deed from Southtrust Mortgage Corp. dated January 8, 1992, of record in Book 8528, Page 757, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

IN WITNESS WHEREOF, Grantor, this 27th day of July, 19 93, 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.

PICK-UP

Witness:
* 3 26 25 IDENTIF. REFERENCE
* JUL 30 3 14 PM '92 FELIX E. WILSON REGISTER DAVIDSON COUNTY TN.
11187 07/30 01:01 CHECK 215.46

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

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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.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 27th day of July A. D. 1992

My commission expires 09/16/95

OFFICERS HAVING SEAL MUST IMPRESS SEAL

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

* 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 $ 55800 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 30th day of July, 19 92

Notary Public or Register

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

RICHARD D WEHMEYER, 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 _____

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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 55800.00
CON TX 206.46
PRFEE 1.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 8.00
TOTAL 215.46
CHECK 215.46

07/30/92 01 15:12 0001 1187

32625

IDENTIF. REFERENCE

JUL 30 3 14 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN

No. 555846