~~FOLLOW~~ RUSH

MARABLE, Albert P.

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

BOOK 8698 PAGE 400

TENNESSEE

INFORMATION FOR TAX ASSESSOR			
TAX PARCEL NO. 108-16 78		PROPERTY ADDRESS	934 Hammack Drive Nashville TN 37214
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 **DARREST L WESTON, A SINGLE PERSON**

whose address is **811 West 125th Street**
Los Angeles CA 90044

, 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. 79A of the Zone Lot Division of Lot Nos. 77, 78, and 79 of Percy Priest Woods, Section 2, of record in Plat Book 6250, Page 582, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is made subject to the following:
1. 1992 Metro Davidson County taxes.
2. The Plan of record in Book 6250, page 582, said Register's Office, shows a 30 foot minimum building setback line from Hammack Drive; a 20 foot minimum building setback line from Timber Valley Drive; a 2.5 foot by 25 foot Anchor Easement at the southeasterly corner, and a 5 foot by 25 foot Anchor Easement at the northeasterly lot corner.
3. Restrictive Covenants of record in Book 6020, page 270; Book 6353, page 307; Book 6250, page 582; Book 5984, page 865; Book 6093, page 392, and Book 6560, page 667, Register's Office for said County.
4. Survey sets out an overhang easement along northerly portion of lot.

Being the same property conveyed to Grantor by deed from AmSouth Mortgage Company, Inc., dated December 18, 1991, of record in Book 8511, Page 457, 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 3rd day of August, 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

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:
* 35539
*

IDENTIF. TREFERENCE
AUG 10 2 57 PM '92
FELIX Z. ANDERSON III REGISTER
DAVIDSON COUNTY TN.
PICK-UP

249.50 OSCHECK TOTO 01/80 9265

STATE OF TENNESSEE

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.

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IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 3rd day of Aug. A. D. 19 92

My commission expires 09/16/95

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, _____ COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $65,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Darrest L. Weston
Affiant

Subscribed and sworn to before me this 4th day of August 1992

Mary Ann Dilley
Notary Public or Register

Commission expires: 3/26/94

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS

TO
DARREST L WESTON
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	65000.00
CON TX	240.50
PRFEE	1.00
WDFEE	8.00
TOTAL	249.50
BANK	249.50
CHECK	249.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

08/10/92 01 14:56 0001 9265

35539

IDENTIF. REFERENCE

AUG 10 2 57 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No. 559063