BOOK 8703 PAGE 351 NEWMAN, Audrey D.

VA Form 26-4336 - JAN 1965
Section 1810, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 42-7-A 127C0	PROPERTY ADDRESS 593 Heritage Lane Madison, TN 37115
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 **PAUL HARGIS AND WIFE JENNIFER HARGIS**

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

Being Lot No. 442 on the Plan of Heritage Square, Phase Four, of record in Plat Book 6250, Page 178, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:

1. 1992 Davidson County taxes.
2. Restrictive Covenants contained in instrument of record in Book 7104, Page 860, and Book 6407, Page 59, Register's Office for Davidson County, Tennessee.
3. Survey and Plat sets out a 20 foot Building Envelope from the front, a 20 foot Building Envelope from the rear, a 5 foot Building Envelope from the sides, a 10 foot drainage easement along the rear lot line, and a water line easement across the front of the subject property which is encroached by the concrete drive.
4. Survey sets out a 10 foot drainage easement along the front lot line which is encroached by the concrete drive.

Being the same property conveyed to Grantor by deed from United Carolina Bank, dated March 16, 1992, of record in Book 8582, Page 502, 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.

IN WITNESS WHEREOF, Grantor, this 13th 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)

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

Witness:
* 37.36.
*

IDENTIFICATION REFERENCE

Aug 18 9 24 AM '92

RECEIVED
DAVIDSON COUNTY, TN

PICK-UP

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.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 13th day of August A. D. 19 92

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).

1307 08/18 0101 03CHECK 247.65

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 $ 64500 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 18 day of August, 1992

Notary Public or Register

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

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
PAUL HARGIS AND WIFE
JENNIFER HARGIS

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	64500.00
CON TX	238.65
PRFEE	1.00
WDEED	8.00
TOTAL	247.65
CHECK	247.65

08/18/92 01 09:25 0001 1307

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 7. 3. 6. 6.

IDENTIFI REFERENCE

AUG 18 9 24 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 561068