QUIRANTE, Ednardo

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS
149-01-B-041	604 Cavendish Ct., Antioch, TN 37013
SEND TAX NOTICES TO: Dept.of Veterans Affairs(264) 110 9th Avenue So., Nashville TN 37203	THIS INSTRUMENT PREPARED BY: Ronald H. Dooley,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 **JIMMIE PHILLIPS AND WIFE ROSA PHILLIPS**

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 Antioch, County of Davidson, State of Tennessee, to-wit:**

Described property in Davidson County, Tennessee, being Lot No. 296, on the Plan of Piccadilly Square, Section III, as of record in Book 6250, page 892, 893, and 894, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

This conveyance is made subject to the following:

SEE ATTACHED ADDENDUM

BOOK 8839 PAGE 268

Being the same property conveyed to Grantor by deed from Joe M. Kirsch, Substitute Trustee, dated October 21, 1992, of record in Book 8766, Page 532, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs.

5367 01/13 0101 03CHECK 397.80

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 11th day of January, 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.

Witness: 82149

THE NOTE REFERENCE

JAN 13 93

DAVIDSON COUNTY, TN

MAIL ENV.

ANTHONY J. PRINCIPI
Acting 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)

*_____

*_____

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 11th day of Jan. A. D. 1993

My commission expires 09/16/95

Jean C. Long

JEAN C. LONG
NOTARY PUBLIC
(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

*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 $ 104,500 which amount is equal to or greater than the amounts which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of January 1993

Notary Public or Register

My Commission Expires 5-24-95

BOOK 8839 PAGE 269

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JIMMIE PHILLIPS AND WIFE ROSA PHILLIPS

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

1. 1993 Davidson County Taxes.
2. Taxes resulting from supplemental, revised, or corrected assessments under Tennessee Code Annotated, Section 67-5-603, et seq.
3. Quitclaim Deed for Common Areas of record in Book 6236, Page 680, as corrected by Book 6295, Page 503, in the Register's Office of Davidson County, Tennessee.
4. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6236, Page 683 through 733, as amended by Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588, Book 6295, Page 596, Book 6295, Page 602, Book 6300, Page 409, Book 6300, Page 423, Book 6300, Page 431, Book 6300, Page 439, Book 6306, Page 833, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190, and as clarified in Book 6830, Page 739, and in any allied instrument(s) referred to in said restrictions, in the Register's Office of Davidson County, Tennessee.
5. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in Instrument recorded in Book 6186, Page 238, Book 6251, Page 616, and in Book 6298, Page 491, in the Register's Office of Davidson County, Tennessee.
6. Restrictions shown on Plat recorded in Book 6250, Pages 892, 893, and 894, in the Register's Office of Davidson County, Tennessee.
7. Easement(s) and Building setback(s) as shown on Plat recorded in Book 6250, Pages 892, 893, and 894, in the Register's Office of Davidson County, Tennessee.
8. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in Instrument recorded in Book 7883, Page 280, in the Register's Office of Davidson County, Tennessee.
9. Storm Water Detention Agreement of record in Book 6782, Page 518, in the Register's Office of Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8839 PAGE 271

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 104000.00	
			CON TX 384.80	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 397.80	
01/13/93	01	09:15 0001 5367	CHECK 397.80	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

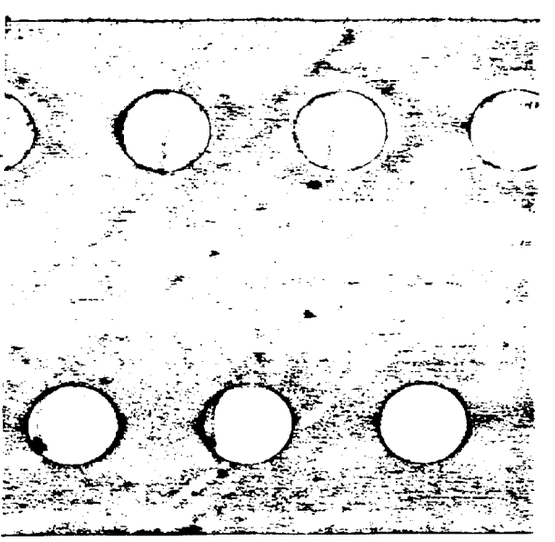
821149

IDENTIFICATION REFERENCE

JAN 15 3 31 PM '93

DAVIDSON COUNTY, TN





No. 610136