VA Form 26-6[illegible] - JAN 1982
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS
034-9-004	128 Marita Avenue; Goodlettsville TN 37072
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 **DONALD E. BREWER, JR., AND WIFE TANYA M. BREWER**

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

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Gatewood, Section 1, of record in Book 3300, pages 47 thru 52, Register's Office for said County, to which plan referance is hereby made for a more complete and detailed description of said lot.

This conveyance is made subject to the following:
1. 1993 Goodlettsville City and 1993 Davidson County taxes.
2. A 40 foot building setback line from Marita Avenue as shown on plat of record in Plat Book 3300, Pages 47-52, Register's Office of Davidson County, Tennessee.
3. A 10 foot public utility easement along the easterly lot line, a TVA easement across rear portion of lot and a 2.5 x 30 foot utility anchor easement located on the northwest corner of said lot.
4. Restrictive covenants of record in Book 3370, Page 121, as amended in Book 3398, Page 438, said Register's Office.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated September 23, 1992, of record in Book 8735, Page 815, 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.

RECORDER'S NOTE
LEGIBILITY OF WRITING, PRINTING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

9277 01/25 0101 03CHECK 231.00

IN WITNESS WHEREOF, Grantor, this 20th 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.

ANTHONY J. PRINCIPI
Acting Secretary of Veterans Affairs

*By [signature] [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)

8707

IDENTIFICATION REFERENCE

JAN 25 11 50 AM '93
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

PICK-UP

Witness:

*

*

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 20th day of Jan. A. D. 19 93

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, 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 $ 60,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Donald E. Brewer
Affiant

Subscribed and sworn to before me this 25th day of January, 19 93

Notary Public or Register

My commission expires 3/25/95

BOOK 8847 PAGE 430

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
DONALD E. BREWER, JR AND WIFE
TANYA M. BREWER

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 _____

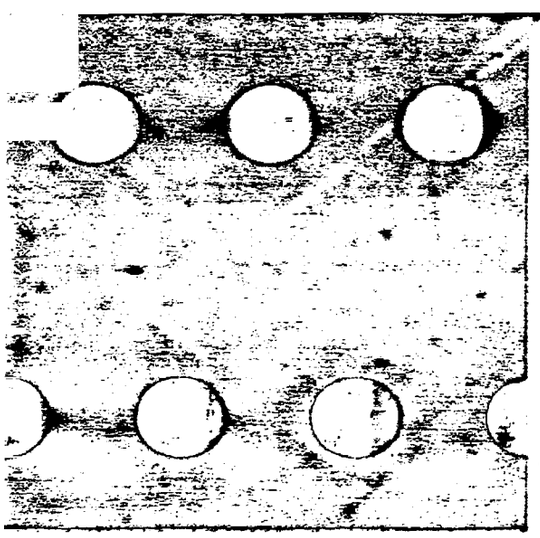
Fee paid, $ _____
Witness my hand, _____, Register.

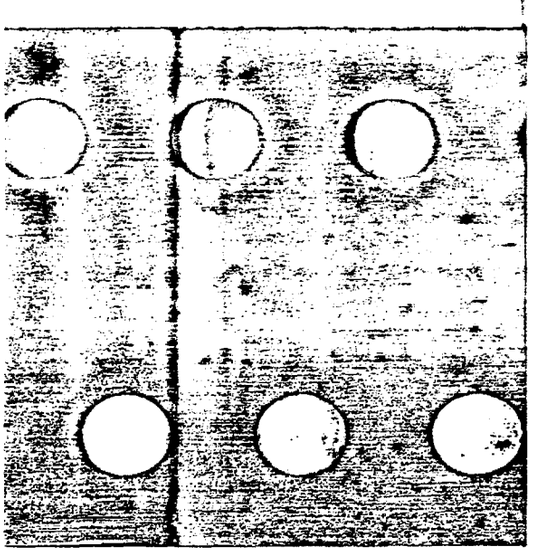
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

Paid _____, 19__
day of _____, Clerk.

When recorded mail to—

626259





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8847 PAGE 431

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

01/25/93 01 11:48 0001 9277

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85707

IDENTIFICATION REFERENCE

JAN 25 11 50 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 614000