SMITH, Macy C.

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

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TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 136-14-101/02DX 01366	PROPERTY ADDRESS 3020 Runabout Drive, Nashville TN 37217
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 **FREDA B. SANFORD, A MARRIED 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 Nashville, County of Davidson, State of Tennessee, to-wit:**

Being Lot Number 66 on the Plan of Section One, Harbour Town Village, of record in Plat Book 4675 at page 3 and 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is made subject to the following:
1. 1993 Metro Davidson County taxes.
2. The plat of record in Book 4675, Page 3, Register's Office of Davidson County, Tennessee, shows a minimum building setback line 40 feet in width from Runabout Drive, a utility and drainage easement 10 feet in width on the rear property line and a 2.5 x 25 foot utility anchor easement on the northeasterly front corner of said lot.
3. Covenants, conditions and restrictions of record in Book 4806, Page 87, said Register's Office.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated June 9, 1992, of record in Book 8647, Page 308, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

9689 02/04 0101 03CHECK 371.97

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 28th 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.

JESSE BROWN

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:

*_____

*_____

IDENTIFICATION REFERENCE: 8948.0

FEB 4 1 50 PM '93
ELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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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 28th day of Jan. A. D. 1993

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 $ 98,082.00 which amount is equal to or greater than the amounts which the property transferred would command at a fair voluntary sale.
Freda B. Sanford
Affiant
Subscribed and sworn to before me this 7th day of April, 1993
Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
FREDA B. SANFORD, A MARRIED 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 ___

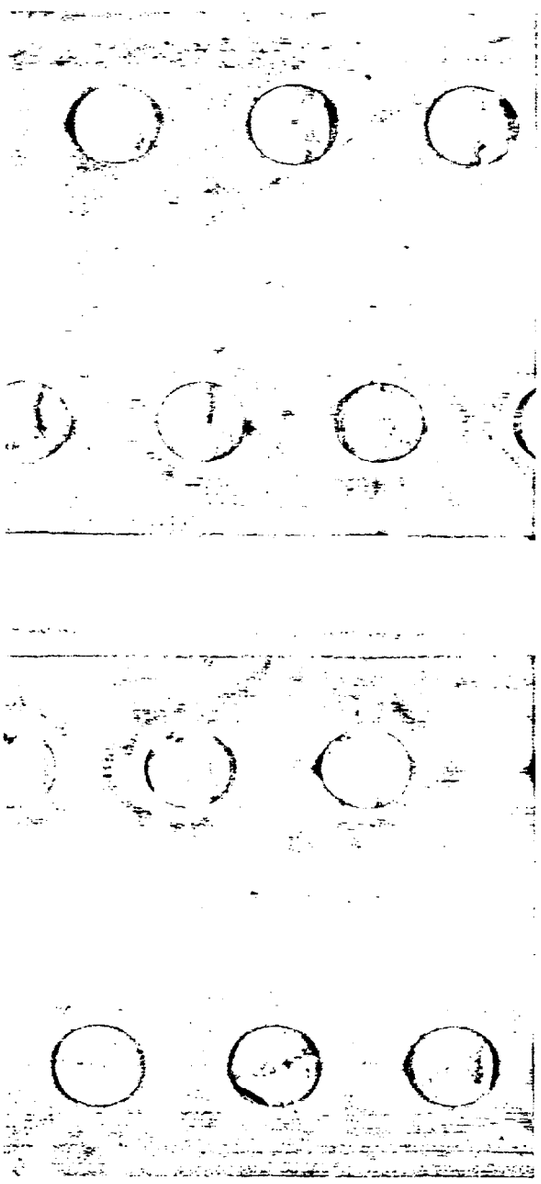
Fee paid, $ _____
Witness my hand, _____, Register.

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 98082.00
CON TX 362.97
PRFEE 1.00
WDEED 8.00
TOTAL 371.97
CHECK 371.97

02/04/93 01 13:56 0001 9689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8948.0

IDENTIFI REFERENCE

FEB 4 1 50 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 618208