SMITH, Ronald C.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 162-16-10	PROPERTY ADDRESS 204 Hickory Mill Court, Nashville TN 37214
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 **DARREN O REEDER, A SINGLE PERSON**

BOOK 8911 PAGE 690

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:
Land in Davidson County, Tennessee, being Lot No. 5, Unit 3, on the Plan of Bianca Square, of record in Plat Book 5800, Page 101, with the Condominium Site Plan showing in Book 5200, Page 661, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1. 1993 Metro Davidson County taxes.
2. Subject to all provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; By-Laws for administration thereof; subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements and any covenants, restrictions, option, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bianca Square, of record in Book 6162, Page 195, Book 6055, Page 760, and Book 5800, Page 101, with the Condominium Site Plan showing in Book 5200, Page 661, Register's Office of Davidson County, Tennessee.
3. A TVA transmission line easement of record in Book 3103, Page 206, said Register's Office.
4. Rights of co-owners in common elements.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated November 18, 1992, of record in Book 8794, Page 11, 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 6th day of April, 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

Witness:

*_____

*_____

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.

BOOK 8911 PAGE 691

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 6th day of April A. D. 19 93

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, Wilson COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 41,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Darren Reeder
Affiant

Subscribed and sworn to before me this 4 day of April 1993

Notary Public

My commission expires 10-20-96

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

DAVIDSON COUNTY, TN
LEON C. WILSON II REGISTER
APR 8 11 56 AM '93

IDENTIFICATION REFERENCE

MAIL ENV.
07.9.32

3560 04/08 010 [illegible] 160.

626239

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
DARREN O. REEDER, A SINGLE PERSON

STATE OF TENNESSEE
DAVIDSON COUNTY

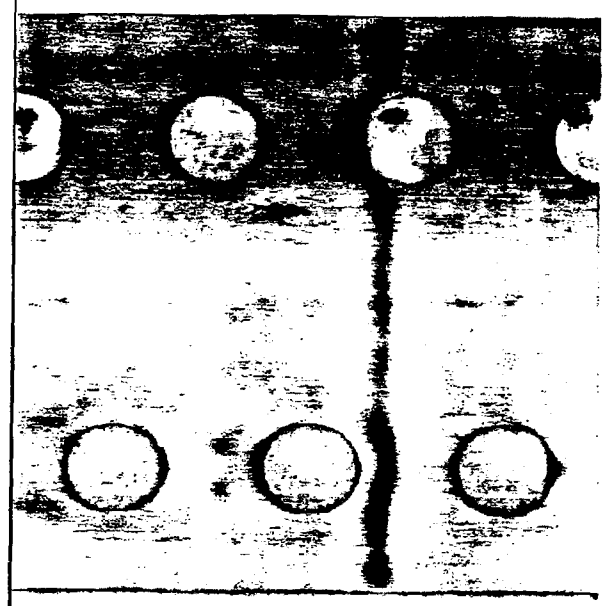
Register's Office

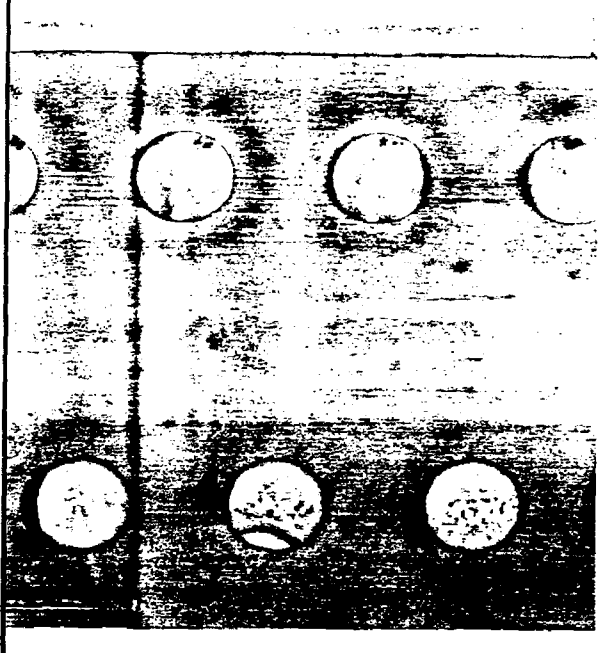
Received for record the _____ day of _____ A. D. 19__, at _____ o'clock ___ M. Noted in Note Book ___, page _____, and recorded in Book of Deeds _____, Vol. _____, page _____

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

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

Paid _____ day of _____, 19__
_____, Clerk.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8911 PAGE 632

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	41000.00
CON TX	151.70
PRFEE	1.00
WDEED	8.00
TOTAL	160.70
CHECK	160.70

04/08/93 01 11:55 0001 3560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07.93 2

IDENTIFICATION REFERENCE

APR 8 11 57 AM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 638344