PINKELTON, Timothy

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 043-5-253 11D 63462	PROPERTY ADDRESS 500 Anderson Lane, Madison TN 37115
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 M & S PROPERTIES

whose address is 308 Marita
Goodlettsville TN 37072
, 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. 1 of Block "C" on Plat of Cedarcrest, as of record in Book 974, page 15, Register's Office of Davidson County, Tennessee. Said Lot No. 1 fronts 48.5 feet on the southerly side of Anderson Lane and runs back 189.9 feet on easterly line and 188.0 feet on westerly line to dead line in rear measuring 48.5 feet thereon.

This conveyance is made subject to the following:
1. 1993 Metro Davidson County taxes.
2. Restrictive covenants of record in Book 1194, Page 46, and in Book 1115, Page 83, Register's Office of Davidson County, Tennessee.
3. Facts, conditions and limitations set forth in the plan of record in Plat Book 974, Page 15, said Register's Office.
4. A 25 foot minimum building setback line of record in Book 1194, Page 46, and in Book 1115, Page 83, said Register's Office.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated September 30, 1992, of record in Book 8742, Page 303, 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 16th day of June, 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 Kenneth L. Harvey [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:

*IDENTIF. ↑ REFERENCE 32467

93 JUN 21 AM 11:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

RECORDER'S MEMO
LEGIBILITY, PHOTOCOPY, AND PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 16th day of June A. D. 1993

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).

STATE OF TENNESSEE, Sumner 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 severally affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 38,500 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 17th day of June, 1993

Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
M & S PROPERTIES

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 ____

Witness my hand, _____, Register.

Statutory ..... $ _____
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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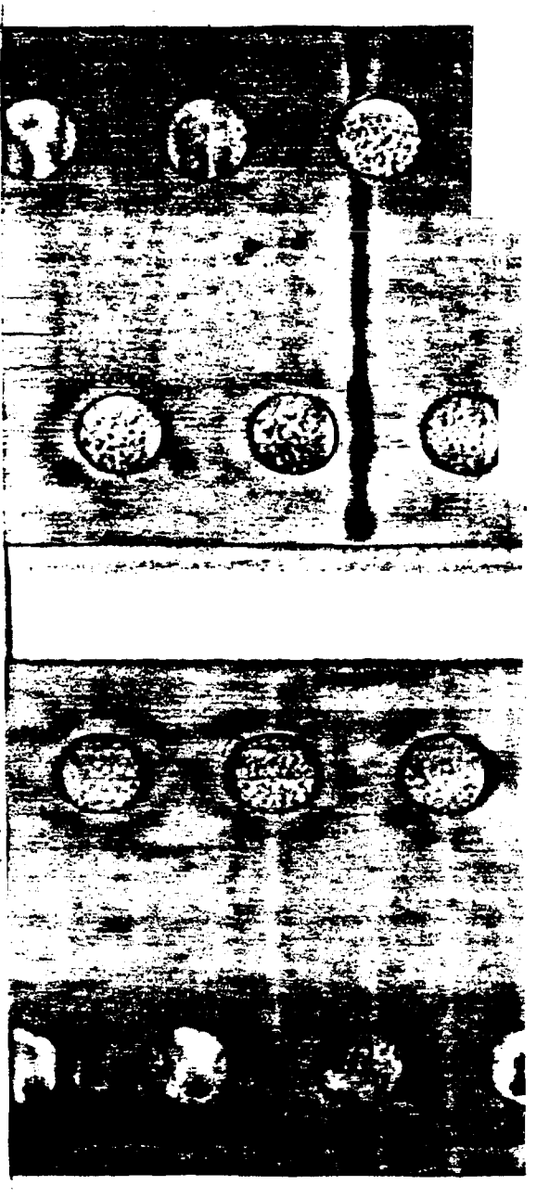
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	38500.00
			CON TX	142.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	151.45
			CHECK	151.45
06/21/93	01		11:19 0001	9918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32467
IDENTIF. # REFERENCE

93 JUN 21 AM 11:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 665168