GRUBB, Charles

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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. 83-4-277	PROPERTY ADDRESS 2609 Solon Dr., Nashville TN 37206
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 **TIM L. HILLHOUSE AND WIFE KAREN S. HILLHOUSE**

whose address is

3003 Miles Drive
Murfreesboro TN 37129

, 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. 21 on the Plan of Rosebank Terrace, Section 2, as of record in plat book 5210, page 31, register's office for said county.

Said Lot No. 21 fronts 80 feet on Solon Drive and runs back 171.94 feet on the easterly line and 156.29 feet on its westerly line to a line in the rear measuring 51.79 feet thereon.

This conveyance is made subject to the following:
1. 1993 Metro Davidson County taxes.
2. Restrictive covenants of record in Book 5354, page 901, Book 903, said Register's Office.
3. The Plan of record in Book 5210, page 31, said Register's Office, shows a 30 foot minimum building setback line from Solon Drive, a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 X 30 foot utility anchor easement located on the right front corner of said lot.

Being the same property conveyed to Grantor by deed from Resolution Trust Corporation as Conservator for Altus Federal Savings Bank, dated July 22, 1992, of record in Book 8733, page 5, 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.

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

IN WITNESS WHEREOF, Grantor, this **24th** 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.

36217
IDENTIF. ↑ REFERENCE

93 JUN 30 PM 3:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

Witness:

* _____

* _____

JESSE BROWN
The Secretary of Veterans Affairs

*By _____ [SEAL]
KENNETH L. KAVVEY

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

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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 24th day of June A. D. 1993

My commission expires 9/16/95

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 _____

3990 06/30 0101 03CHECK 157.00

STATE OF TENNESSEE, Rutherford COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 40,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of June, 93

Notary Public or Register

NOTARY PUBLIC

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
TIM L. HILLHOUSE AND WIFE
KAREN S. HILLHOUSE

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 ____

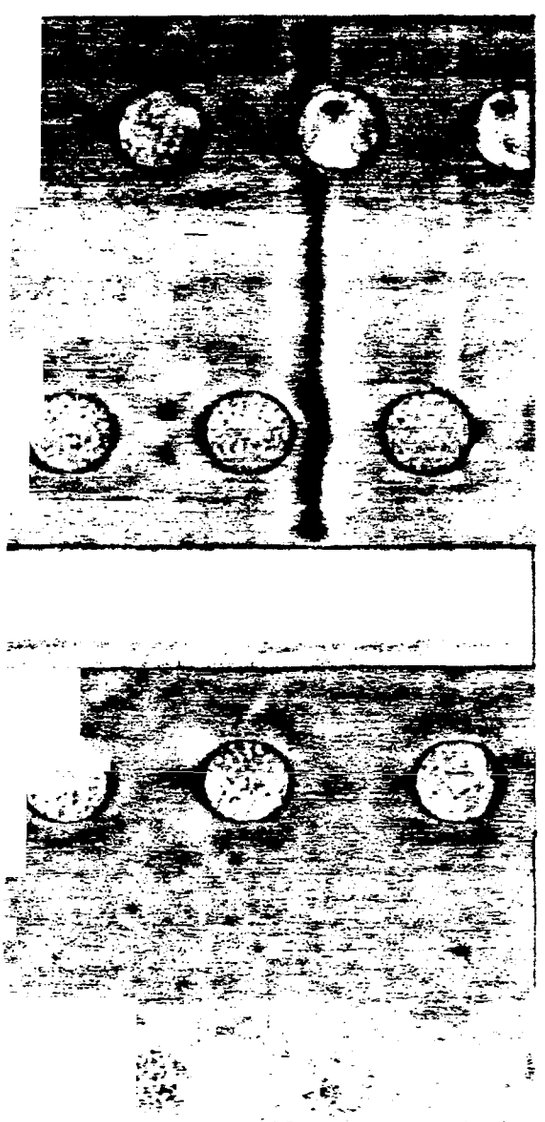
Fee paid, $ _____
Witness my hand.
_____, Register.

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 157.00
				CHECK 157.00
			06/30/93 01	15:01 0001 3990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36217
IDENTIF. ✦ REFERENCE

93 JUN 30 PM 3:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 669172