DRIGGERS, Morrell

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 149-2-A 57CO 07675	PROPERTY ADDRESS 616 Piccadilly Row, Antioch TN 37013
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 **DAISY G. JONES, A SINGLE 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 Antioch, County of Davidson, State of Tennessee, to-wit:**

Being Lot No. 87, on the Plan of Piccadilly Square, Phase I of record in Book 5200, Page 720, 721 and 722, Register's Office for said County, to which reference is made for a more complate description.

This conveyance is made subject to the following: BOOK 9008 PAGE 503

See ADDENDUM

Being the same property conveyed to Grantor by deed from United Carolina Bank, dated January 5, 1993, of record in Book 8837, Page 896, 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 **1st** day of **July**, 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

BOOK 9008 PAGE 504

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 1st day of July A. D. 1993

My commission expires 9/16/95

Jean C. Long

JEAN C. LONG
Notary Public
(Official title)

OFFICERS HAVING SEAL MUST PRESS SEAL

COUNTY, TENN.

*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 $ 85,000.00 which amount is equal to or greater than the amounts which the property transferred would command at a fair voluntary sale.

Daisy G. Jones

Subscribed and sworn to before me this 6th day of July 1993

Elizabeth A. Moss
Notary Public or Register

ELIZABETH A. MOSS
MY COMMISSION EXPIRES SEPT. 16, 1995

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
DAISY G. JONES, 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.

When recorded mail to–

626259

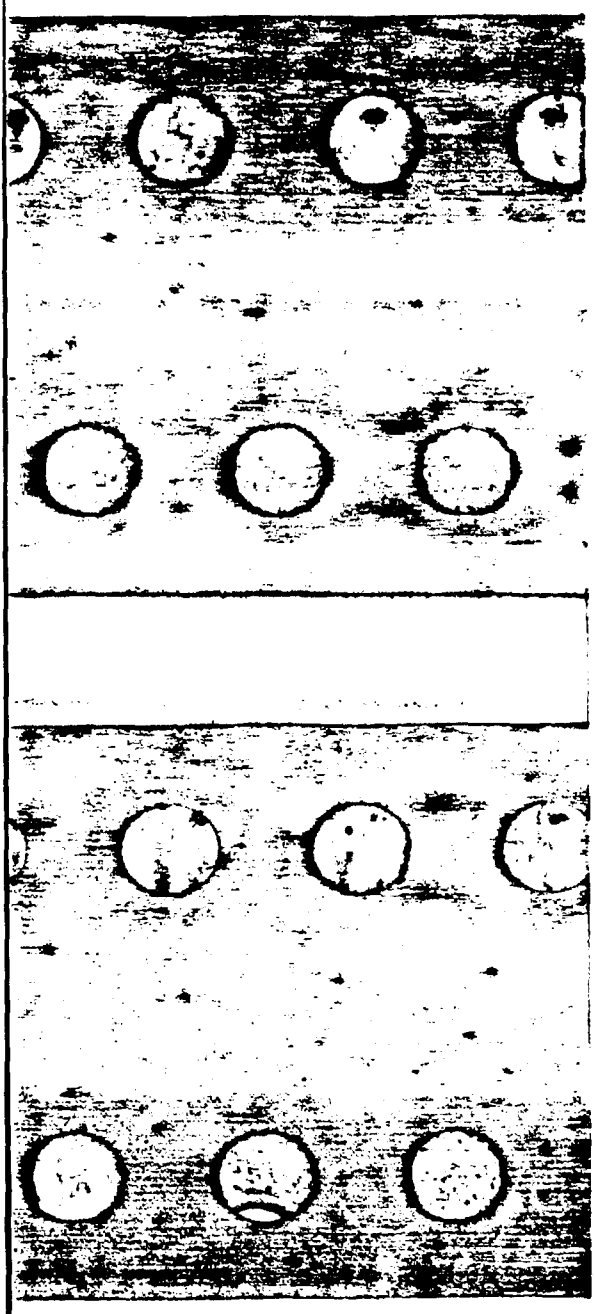
ADDENDUM

1. 1993 Metro Davidson County Taxes.
2. The Plan of record in Book 5200, Pages 720-722, said Register's Office, shows a 30 foot minimum building setback line from Piccadilly Row, a 20 foot minimum building setback line across the rear lot line, an 8 foot minimum building setback line along the easterly and westerly lot lines, and a 10 foot utility and drainage easement across the rear lot line of subject lot, and a 2.5 x 25 foot utility anchor easement on the front northerly corner where Lots 86 & 87 join.
3. A survey by Campbell Surveying Company, Inc. dated 07/26/89, shows concrete drive encroaches over the property line of Lot 88 0.4 ft. plus or minus.
4. This lot is part of a Planned Unit Development and is conveyed subject to Declaration of Covenants and Restrictions, Articles of Incorporation of Piccadilly Square Homeowners Association; By-Laws of the Association, Master Deed, Information Brochure, additional Restrictive Covenants for Single and Two Family Dwelling Units, Common Area Worksheets, all as made, provided and set out in instrument of record in Book 6236, Pages 683 through 733, both inclusive, said Register's Office. This lot is also conveyed subject to Amendment to Articles of Incorporation of Piccadilly Square Homeowners Association as of record in Book 6295, Page 548, et seq; Book 6295, Page 556, et seq; Book 6295, Page 564, et seq; and Book 6300, Page 423, et seq., Amendments to By-Laws of Piccadilly Square Homeowners Association of record in Book 6295, Page 572, et seq; Book 6295, Page 580, et seq; Book 6295, Page 588, et seq; and Book 6300, Page 431, et seq., Amendments to Information Brochure of record in Book 6295, Page 596, et seq; Book 6295, Page 602, et seq; and Book 6300, Page 439, et seq., Amendments to Declaration of Covenants and Restrictions of record in Book 6295, Page 506, et seq; Book 6295, Page 520, et seq; Book 6295, Page 534, et seq; and Book 6300, Page 409, et seq; re-recorded in Book 6306, Page 833, et seq; Book 6496, Page 100, et seq; Book 6496, Page 107, et seq; Book 6496, Page 114, et seq; Book 6518, Page 184, et seq; and Book 6518, Page 190, et seq., Deed of Correction to Piccadilly Square Homeowners Association of record in Book 6295, Page 503, et seq., the Plan of record in Book 5200, Page 720, 721, and 722, Sanitary Sewer and/or Storm Drainage Easements of record in Book 6186, Page 238, Book 6251, Page 616, Book 6298, Page 491; Conveyance of Common Area of record in Book 6496, Page 99; Deed of Conveyance to Metropolitan Government of record in Book 6530, Page 819, et seq; Book 6530, Page 823, et seq; all of record in the Register's Office for Davidson County, Tennessee.

38958
IDENTIF. & REFERENCE

PICK-UP
93 JUL -8 AM 9:58
REGISTER
DAVIDSON COUNTY, TN.

1583 07/08 0101 03CHECK 327.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9008 PAGE 506

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	~~85000.00~~
			CON TX	314.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	327.50
			CHECK	327.50
07/08/93	01	09:59	0001	1583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38958
IDENTIF. # REFERENCE

93 JUL -8 AM 9:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 672031