LIVERMAN, John B.

BOOK 9394 PAGE 436

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 59-8179	PROPERTY ADDRESS 537 Mill Station Drive, Nashville TN 37207
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 **TERESA LAWRENCE-PHILLIPS, A MARRIED PERSON**

whose address is **537 Mill Station Drive**
Nashville TN 37207
, 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 45 on the Plan of Phase I, Claymille Station, of record in Plat Book 6900 at pages 322 and 323, 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. 1994 Metro Davidson County taxes.
2. Declaration of covenants, conditions and restrictions of record in Book 7301, Page 271, Register's Office of Davidson County, Tennessee.
3. Subdivision restrictions, building lines and easements of record in Plat Book 6900, Pages 322 and 323, said Register's Office.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated September 14, 1993, of record in Book 9079, page 895, 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 **29th** day of **June**, 19**94**, 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:

*_____

*_____

ATE OF TENNESSEE

UNTY OF DAVIDSON

BOOK 9394 PAGE 437

Before me personally appeared KENNETH L. HARVEY, Loan Guaranty Officer,

me known to be the person who executed the foregoing instrument in behalf of the Secretary of Veterans Affairs, who, being me duly sworn, stated that he/she an employee of the Department of Veterans Affairs, a Department of the ited States Government, and is duly authorized to execute this deed on behalf of said cretary, and acknowledged that he/she voluntarily executed the same as the free act and ed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 29th day of June A. D. 1994

commission expires 9/16/95

*Jean C. Long
JEAN C. LONG
Notary Public
(Official title)

FFICERS HAVING SEAL
UST IMPRESS SEAL

*Print, typewrite, or stamp, name of the employee executing this instrument; also names of witnesses and officer taking acknowledgment nediately underneath such signatures.

Note.—If the entire consideration is paid, delete language from (1) to (1a).

2323 07/01 0101 03CHECK 371.60

ATE OF TENNESSEE, _____ COUNTY.

Register's Office, _____, 19__

I, _____, Register of said County, do certify that e foregoing Deed and Certificate are registered in said office, in Book No. _____, Page _____; that cy were received _____, 19__, at ____ o'clock ____ M., and entered in Note Book ____, Page _____

F TENNESSEE, DAVIDSON COUNTY
hereby swear or affirm that the actual consideration
transfer or value of property transferred, whichever
98,000 which amount is equal to or
ter, is $ the amount which the property transferred would
r than the amount which
hand at a fair voluntary sale.
Affiant
scribed and sworn to before me this 1st day of July 1994
Notary Public or Register

MAIL ENV.

94 JUL 1 AM 9:30
FELIX P. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

66754

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
TERESA LAWRENCE-PHILLIPS, 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 _____, 19____
_____, Clerk.

When recorded mail to—

626259

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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9394 PAGE 438

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 98000.00
CON TX 362.60
PRFEE 1.00
WDEED 8.00
TOTAL 371.60
CHECK 371.60

07/01/94 01 09:31 0001 2323

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6675 [illegible]

94 JUL -1 AM 9:30

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

No. 808983