BOOK 9499 PG 304

NELSON, Gregory C.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 95-7-44	PROPERTY ADDRESS 236 Blue Hills Drive, 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 JAMES MEANS AND WIFE JUONG MEANS

whose address is 2221 S Electric Avenue
Alhambra CA 91803

, 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:

See ADDENDUM for legal description.

This conveyance is made subject to the following:
1. 1994 Metro Davidson Co taxes.
2. A 10 foot utility easement along the rear lot line.
3. Subdivision restrictions, building lines and easements of record in Book 1835, Pages 67 and 68, Register's Office of Davidson County, Tennessee.
4. The 120 days redemption rights of the Internal Regvenue Service which expires July 20, 1994.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated March 22, 1994, of record in Book 9285, Page 856, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

PICK-UP

FILED FOR REGISTER
DAVIDSON COUNTY, TN.
94 OCT 21 PM 1:12

IDENTIF. & REFERENCE
01904

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.

0404 10/21 0101 03CHECK 329.72

IN WITNESS WHEREOF, Grantor, this 29th day of September, 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 KENNETH L. HARVEY [SEAL]

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

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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 29th day of Sept. A. D. 1994

My commission expires 9/16/95

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
JEAN C. LONG

* 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, _____ 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 $ 85,565 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary

Affiant

Subscribed and sworn to before me this 21ST day of October, 1994

Notary Public or Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JAMES MEANS AND WIFE
HUONG MEANS

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

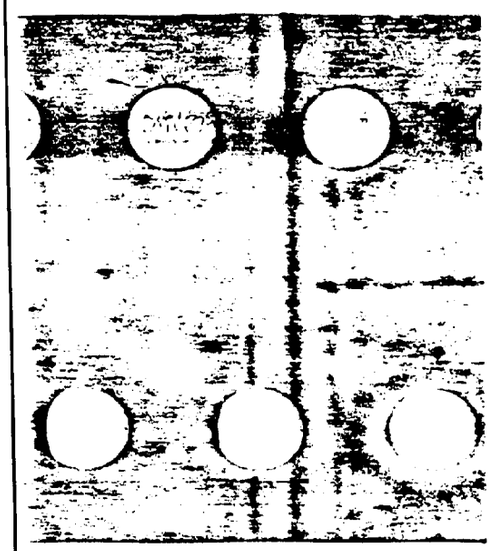
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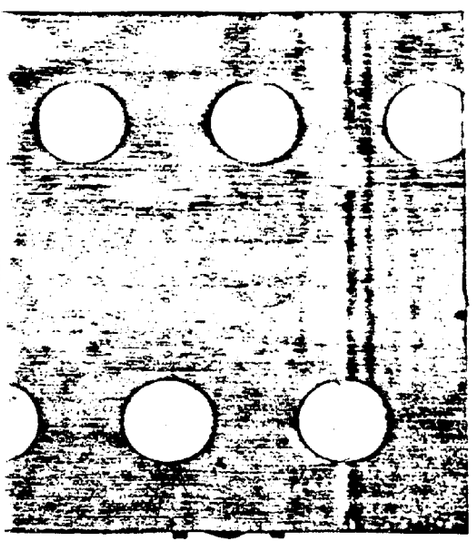
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ADDENDUM

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 179 on the Plan of Merry Oaks Subdivision, of record in Book 1835, Page 67 and 68, Register's Office for Davidson County, Tennessee, being described as follows:

Said Lot No. 179 is described as beginning at a point in the southwesterly margin of Blue Hills Drive, the common corner of Lots 178 and 179; thence with the line between said lots southwesterly 159.5 feet to a point in the northerly line of Lot 181; thence with the line between Lots 179 and 181, southeasterly 113 feet to a concrete monument at the common corner of said lots and Lot 180; thence with the line between 179 and 180, northeasterly 113 feet to the southwesterly margin of Blue Hills Drive; thence with the margin of said Drive, northwesterly passing a concrete monument at 119 feet, in all 139 feet to the beginning.





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

RECEIVED OF _____

FOR _____

BOOK 9499 PG 307

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 85565.00
CON TX 316.72
PRFEE 1.00
WDEED 12.00
TOTAL 329.72
CHECK 329.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10.21.94 01 13:11 0001 0404

01904
IDENTIF. ↑ REFERENCE

94 OCT 21 PM 1:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 846567