BOOK 9511 PG 855

DONEGAN, Samuel

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 106-13-12	PROPERTY ADDRESS 2077 Whitney Avenue, Nashville TN 37210
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

JOYCE A EMERTON AND MICHELE EMERTON, TENANTS IN COMMON

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 Nashville County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 89 on the Plan of Woodycrest Section 1, as of record in Book 1835, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:
1. 1995 Metro Davidson Co taxes.
2. The plan of record in Book 1835, page 25, said Register's Office, shows a 60 foot minimum building setback line from Whitney Avenue and a 10 foot easement for public utility purposes along the northwesterly line of said lot.
3. The driveway serving the subject property is encroaching on Lot No. 88.

Being the same property conveyed to Grantor by deed from Tennessee Housing Development Agency, dated February 1, 1994, of record in Book 9249, Page 864, 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 28th day of October, 1994, 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

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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 28th day of October A. D. 1994

My commission expires My Commission Expires SEPT. 26, 1998

Loretta Marie Buchanan

LORETTA MARIE BUCHANAN
Notary Public
(Official title)

LORETTA NOTARY PUBLIC DAVIDSON COUNTY, TENN.
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).

4632 11/04 0101 03CHECK 151.45

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 $ 38,500.00 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 3rd day of November 1994

Notary Public or Register

MORRIS W. RICHARDSON
MY COMMISSION EXPIRES SEPT. 16, 1995

05984

IDENTIF. & REFERENCE

PICK-UP

94 NOV -4 AM 8:03

FELIX P. ... REGISTER
DAVIDSON COUNTY, TN.

626259

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JOYCE A EMERTON AND MICHELE EMERTON, TENANTS IN COMMON

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—



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

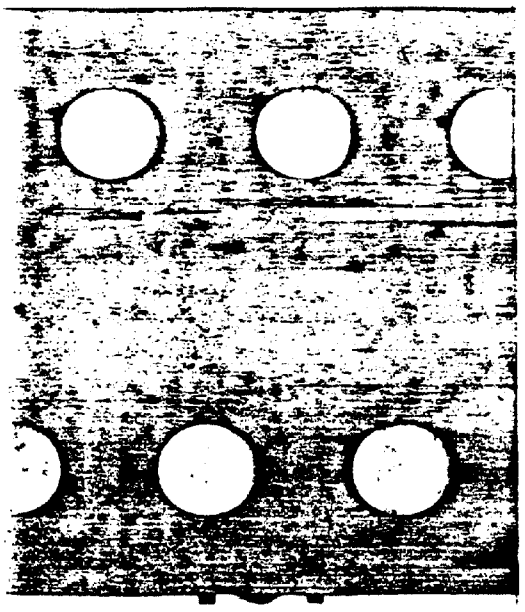
RECEIVED OF _____

FOR _____

BOOK 9511 PG 857

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
TDEED	8.00
ERR	CO
TDEED	8.00-
MORTGAGE	8.00
TOTAL	151.45
CHECK	151.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY

11/04/94 01 08:03 0001 4632

05984
IDENTIF. ↑ REFERENCE

94 NOV -4 AM 8:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850918