BOOK 9557 PG 390 DARDEN, Thomas

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 59-6-86	PROPERTY ADDRESS 709 Roman 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. Booley,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 FELIX L WARE AND WIFE ETHEL L WARE

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:

Described property in Davidson County, Tennessee being Lot No. 60 on the plan of Ewing Valley, Section 2, of record in Book 4300, Page 184, Register's Office for said County. Said Lot No. 60 fronts 69.0 feet on the northerly margin of Roman Drive and extends back 170.0 feet on the westerly line and 150.0 feet on the easterly line to a dead line in the rear, measuring 71.84 feet thereon.

This conveyance is made subject to the following:
See ADDENDUM.

Being the same property conveyed to Grantor by deed from Joe M. Kirsch, Substitute Trustee, dated March 6, 1994, of record in Book 9281, Page 681, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

7135 12/29 0101 03CHECK 279.40

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

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 21st day of December, 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

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:

*

*

IDENTIFICATION REFERENCE

PICK-UP

FILED FOR REGISTER DAVIDSON CO. TN.

2091b

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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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 21st day of December A. D. 19 94

My commission expires 9/26/98

Loretta Marie Buchanan

LORETTA MARIE BUCHANAN
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 ____

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 $ 72,000.00 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 29th day of December, 19 94

Notary Public or Register

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

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
FELIX L WARE AND WIFE ETHEL L WARE

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 _____, Clerk.

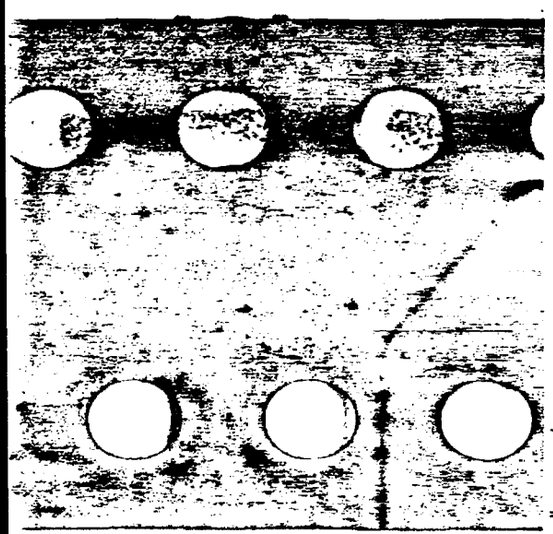
When recorded mail to—

626259

ADDENDUM

1. 1995 Metro Davidson Co. taxes.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.
3. Restrictions as contained in Book 4641, Page 637.
4. All matters shown on Plat recorded in Book 4300, Page 184, including but not limited to: (a) 30-foot Minimum Building Setback Line from Roman Drive. (b) 10-foot Easement for Public Utility and Drainage purposes along the rear line. (c) 2.5' x30-foot Utility Anchor Easement located on the southwesterly front corner of lot. (d) Notes as set forth on said Plat.

F. L. W.
E. L. W.



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

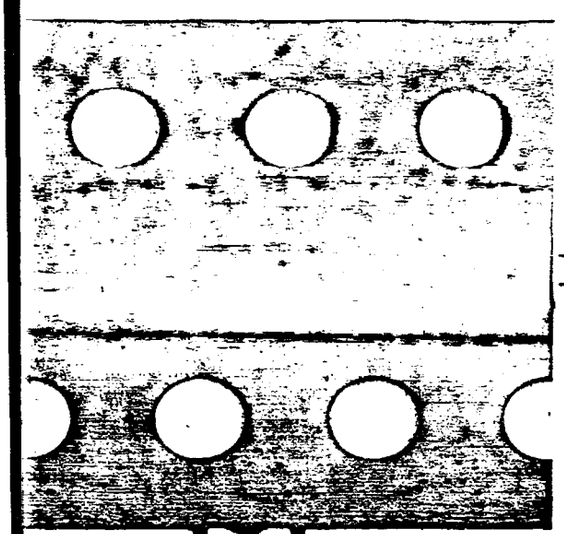
RECEIVED OF _____

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 12.00
TOTAL 279.40
CHECK 279.40

12/29/94 01 08:21 0001 7135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20916
IDENTIF. ↑ REFERENCE

94 DEC 29 AM 8:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 866929