SEND TAX BILL TO: MID OHIO SECURITIES FBO JOZELLA TEMPLE IRA
P.O. BOX 120966, NASHVILLE, TN 37212

CROCKETT, Kenneth

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

BOOK 9557 PG 453

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 83-3-166 27W 23365	PROPERTY ADDRESS 2108 Greenwood Avenue, Nashville TN 37208
SEND TAX NOTICES TO: Mid Ohio Securities FBO Jozella Temple IRA	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

MID OHIO SECURITIES FBO, JOZELLA TEMPLE IRA

whose address is

P O Box 120966
Nashville TN 37212

, 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.1 on the Plan of Winns Subdivision #1, Resubdivision of Lot 23, 24, 25 and 26 W.S. Ashworth Subdivision of record in Plat Book 3106 at Page 148 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 Co. taxes.
2. A 30 foot minimum setback line from Greenwood Avenue and a 10 foot sewer easement along the rear lot line.
3. Subdivision restrictions, building lines and easements of record in Plat Book 3106, Page 148, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated April 26, 1994, of record in Book 9327, Page 58, in the Register's Office of Davidson County, Tennessee.

CONTINUED...SEE EXHIBIT "A" ATTACHED.

7:57 12/29 0101 03CHECK 92.55

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 8th 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 _____ [SEAL]
KENNETH L. HARVEY

Title Loan Guaranty Officer

20938
IDENTIF. REFERENCE

DEC 29 PM 8:19
REGISTER
DAVIDSON COUNTY, TN.

MAILENV

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)

THIS SPECIAL WARRANTY DEED REPLACES THE SPECIAL WARRANTY DEED PREVIOUSLY DONE AUGUST 15, 1994 AND APPARENTLY LOST AND NEVER RECORDED.

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 8th day of December A. D. 1994

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 $ 1,500.00, 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 8 day of Dec. 1994

Notary Public or Register

My Commission Expires 3/21/98

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
MID OHIO SECURITIES FBO,
JOZELIA TEMPLE IRA

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.*

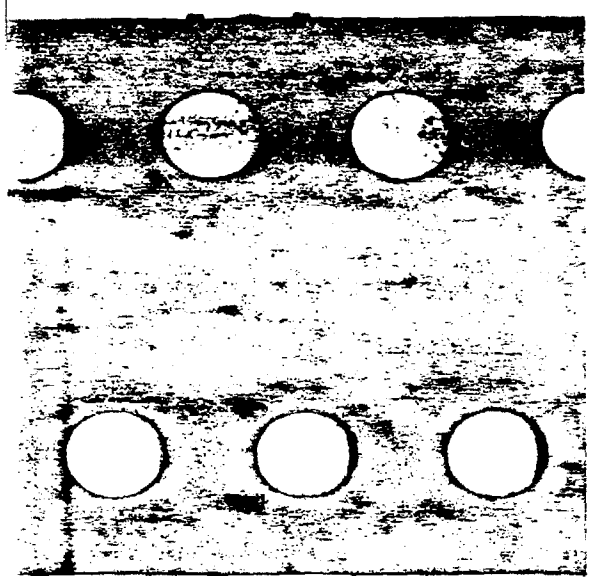
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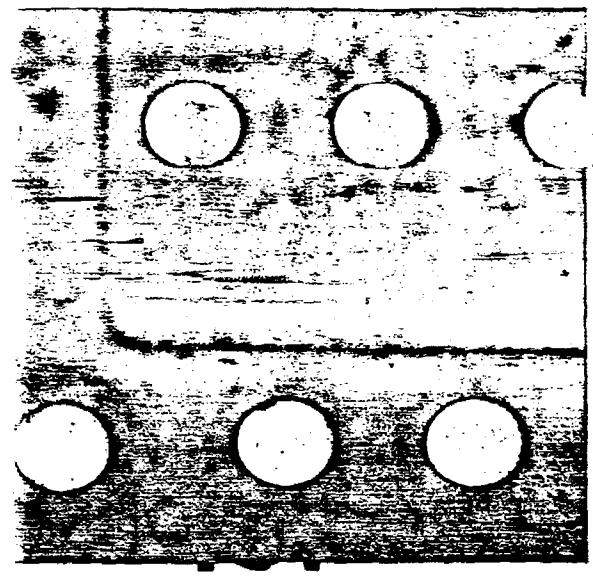
626259

"EXHIBIT A"

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described property taken by the State of Tennessee, on relation of the Commissioner of the Department of Transportion, for and on behalf of said Department, pursuant to Order in the Circuit Court for Davidson County, Tennessee, Docket No. 85C-1813, of record in Book 8291, page 665, Register's Office for Davidson County, Tennessee:

Beginning at the point of intersection of the east margin of an alley and the southerly margin of Greenwood Avenue; thence with the said southerly margin estwardly 11 feet, more or less, to a point; thence with the proposed right of way south 11 degrees 31 minutes 44 seconds west 97.51 feet to a point; thence with the said east margin north 5 degrees 38 minutes 34 seconds east 103 feet more or less to the point of beginning and containing 525 square feet





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

DAMT 21500.00
CON TX 79.55
PRFEE 1.00
MDEED 12.00
TOTAL 92.55
CHECK 92.55
12/29/94 01 08:47 0001 7157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20938
IDENTIF. & REFERENCE

94 DEC 29 AM 8:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 866951