BOOK 9578 PG 808

RAINS, James G.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 148-8-232	PROPERTY ADDRESS 4717 Long Branch Drive, Antioch TN 37013
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 JOHN B LIVINGSTON, A SINGLE PERSON

whose address is 919 Richards Road
Antioch TN 37011
, 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 Antioch County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Terragon Trails, Section Nine, of record in Book 5200, page 85, 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. Restrictions of record in Book 5341, Page 983 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from James Gordon Rains and wife, Denise Rains to Secretary of Veterans Affairs, dated August 16, 1994, of record in Book 9438, Page 981, 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 18th day of January, 19 95, 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.

27400
IDENTIF. & REFERENCE

95 JAN 23 PM 3:12
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

JESSE BROWN
The Secretary of Veterans Affairs

*By [signature] [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)

TE OF TENNESSEE

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UNTY OF DAVIDSON

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 18th day of January A. D. 19 95

commission expires 9/26/98

LORETTA MARIE BUCHANAN
Notary Public
(Official title)

LORETTA MARIE BUCHANAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

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

4339 01/23 0101 03CHECK 192.15

ATE OF TENNESSEE, _____ COUNTY.

Register's Office, _____, 19__

I, _____, Register of said County, do certify that foregoing Deed and Certificate are registered in said office, in Book No. _____, Page _____; that y 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 ter, is $49,500 which amount is equal to or than the amount which the property transferred would and at a fair voluntary sale.

Affiant

scribed and sworn to before me this 23rd day of 19 95

Notary Public or Register Deputy Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JOHN B. LIVINGSTON, A SINGLE PERSON

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

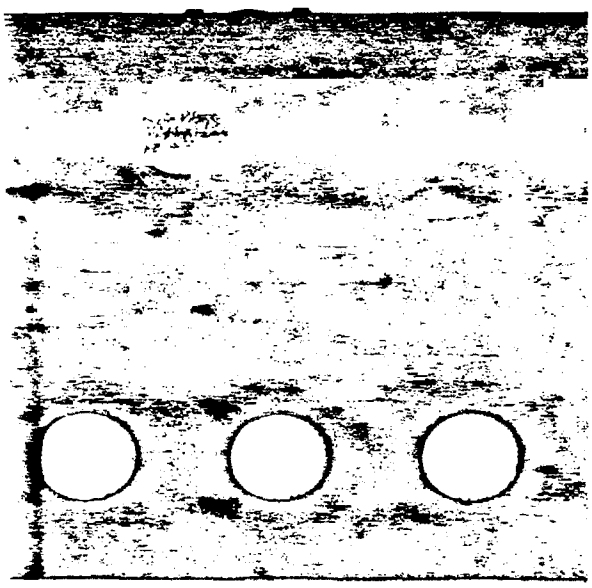
Received for record the _____ day of _____ A. D. 19 _____,
at _____ o'clock ____ M. Noted in Note Book _____,
page _____, and recorded in Book of Deeds _____,
Vol. _____, page _____
Fee paid, $ _____
Witness my hand, _____, Register.

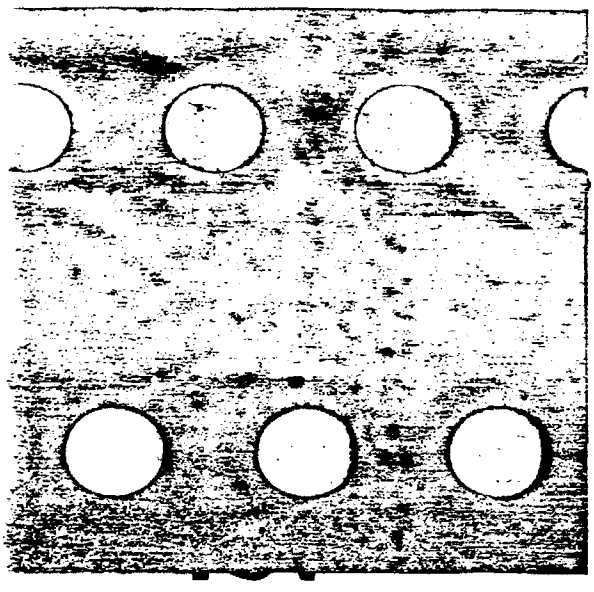
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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

When recorded mail to—

626259





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9576 PG 810

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 49500.00
CON TX 183.15
PRFEE 1.00
WDEED 8.00
TOTAL 192.15
CHECK 192.15
01/23/95 01 15:12 0001 4389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27400
IDENTIF. ↑ REFERENCE

95 JAN 23 PM 3:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 874198