JACKSON, Dwight

BOOK 9591 PG 245

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 176-5-5	PROPERTY ADDRESS 4901 Hickory Woods East, 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 RANDY L GAGE, A SINGLE PERSON

whose address is 1305 A 29th Southeast
Auburn WA 98002 , 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:

Described property in Davidson County, Tennessee being Lot No. 80 on the Plan of Hickory Woods East, Section 1, as of record in Book 6900, Page 512, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

This conveyance is made subject to the following:
1. 1995 Metro Davidson Co. taxes.
2. Subdivision Restrictions, Building Lines and Easements of record in Plan Book 6900, Page 510 and 512, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate and certain notes, easements and setback lines.
3. Declaration of Covenants Conditions and Restrictions of record in Book 7422, Page 235, Book 7422, Page 298 and Book 7422, Page 304, in the Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 7932, Page 648, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Joe M. Kirsch, Substitute Trustee, dated July 6, 1994, of record in Book 9406, Page 533 and re-recorded in Book 9488, Page 155, 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 24th 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.

JESSE BROWN
The Secretary of Veterans Affairs

32736
IDENTIF. # REFERENCE

*By Kenneth L. Harvey [SEAL]
KENNETH L. HARVEY
Title Loan Guaranty Officer

Witness:

* MAIL ENV 95 FEB -8 PM 1:37
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

*

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

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 24th day of January A. D. 19 95

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, Shelby COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 162,500 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 February, 1995

Jessica Strawn
Notary Public or Register

My Commission Expires September 29, 1998

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
RANDY L GAGE, A SINGLE PERSON

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

Received for record the _____ day of

95-0022801 01 02:36 PM 02/06/95 CHECK 38976

at _____ o'clock ____ M. Noted in Note Book _____,

page _____, and recorded in Book of Deeds _____,

Vol. _____, page _____

Fee paid, $ _____
Witness my hand,

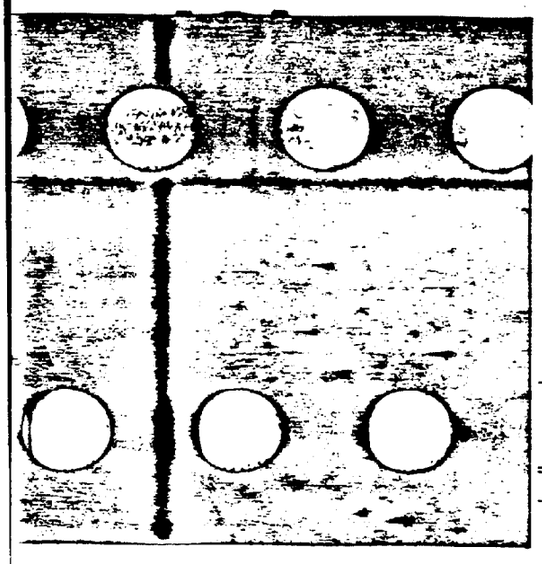
_____, Register.

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

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

When recorded mail to—

626239



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

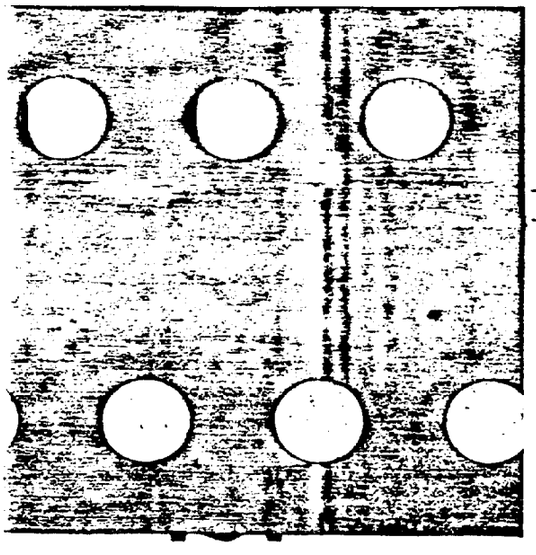
RECEIVED OF _____

FOR _____

BOOK 9591 PG 247

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
102800.00
CON TX 380.36
PRFEE 1.00
WDEED 8.00
TOTAL 389.36
CHECK 389.36

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/08/95 01 13:37 0001 0170

32736
IDENTIFICATION REFERENCE

95 FEB -8 PM 1:37
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 879904