BALTIMORE, David R.

BOOK 9643 PG 728

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO 075-080-124.00	PROPERTY ADDRESS 648 Frankfort Drive, Hermitage TN 37076
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 37211
, 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 Hermitage County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 484, Tulip Grove, Section Eight of record in Book 4660, Page 56, Register's Office for said County to which reference is made for a more complete description.

This conveyance is made subject to the following:
1. 1995 Metro Davidson Co. taxes.
2. Restrictive Covenants of record in Book 4750, page 845, said Register's Office.
3. The Plan of record in Book 4660, page 56, said Register's Office, shows a 30 foot minimum building setback line from Frankfort Drive; a 10 foot public utility and drainage easement along the rear lot line; a 20 foot public utility and drainage easement along the front lot line; and a 2.5 foot x 30 foot utility anchor easement at the northeast corner of the lot.
4. Survey by Campbell Surveying Co. dated 3/17/88, shows the gravel drive encroaches 2.5 feet plus or minus onto the utility anchor easement.

Being the same property conveyed to Grantor by deed from David R. Baltimore and Mary Jo Baltimore to Secretary of Veterans Affairs, dated October 28, 1994, of record in Book 9574, Page 832, 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 **5th** day of **April**, **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

*By _____ [SEAL]
KENNETH L. HARVEY

Title **Loan Guaranty Officer**

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THE DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

COUNTY OF DAVIDSON

BOOK 9643 PG 729

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 authorizel 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 5th day of April A. D. 19 95

My commission expires 9/26, 98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. (OFFICIAL HAVING SEAL MUST IMPRESS SEAL)

Loretta Marie Buchanan

LORETTA MARIE BUCHANAN
Notary Public
(Official title)

*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).

0142 04 12 0101 03CHECK 308.33

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 $ 80,870 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 12 day of April, 19 95

Notary Public or Register

MAIL ENV.

95 APR 12 PM 2:22

REGISTER DAVIDSON COUNTY, TN.

50893

IDENTIF. & REFERENCE

Special Warranty Deed

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

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

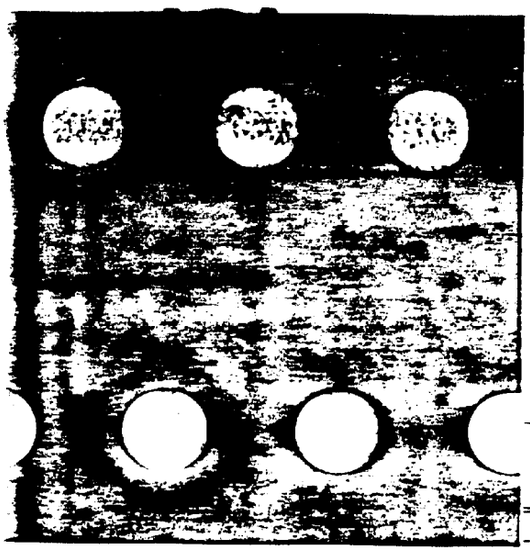
Received for record the _____ day of _____, A. D. 19____,
at _____ o'clock ____ M. Noted in Note Book _____,
page _____, and recorded in Book of Deeds _____,
Vol. _____, page _____
Fee paid, $ _____
Witness my hand, _____, Register.

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

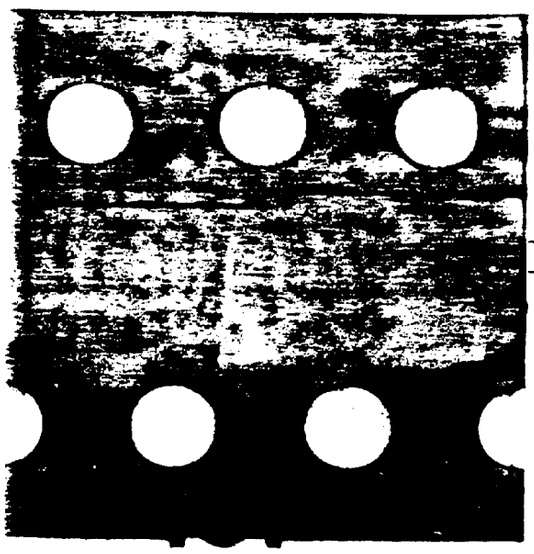
RECEIVED OF _____

FOR _____

BOOK 9643 PG 730

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 B0870.00
CON TX 299.33
PRFEE 1.00
MDEED 8.00
TOTAL 308.33
CHECK 308.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/12/95 01 14:22 0001 0142

50893
IDENTIF. ↑ REFERENCE

95 APR 12 PM 2:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 899634