BOOK 9645 PAGE 278 BIRCHFIELD, Dannie K.

VA Form 26-6440a (JAN. 1965)
Section 1821, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO 148-10-46	PROPERTY ADDRESS 3912 Creekside Drive, Nashville TN 37211
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 **ALJEA R GARRETT AND WIFE BERTISTE GARRETT**

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 located in the City of Nashville, Davidson County, Tennessee being Lot No. 176 on the Plan of Locustwood, Section Five as of record in Book 2663, page 43, Register's Office for said County, as follows: Said Lot No. 176 fronts 79.99 feet on the easterly side of Creedside Drive and extends back 200.4 feet on the northerly line and 217.5 feet on the southerly line to a dead line, measuring 68.6 feet thereon.

This conveyance is made subject to the following:
1. 1995 Metro Davidson Co. taxes.
2. Easement as set forth in instrument recorded in Book 2739, page 397, Register's Office for Davidson County, Tennessee.
3. All matters shown on plat recorded in Book 2663, page 43, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Joe M. Kirsch, Substitute Trustee, dated January 18, 1995, of record in Book 9590, Page 498, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING 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 **12th** day of **April**, 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

*By _____ (SEAL)
WILLIAM F. LOW

Witness:

Title **Assistant 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)

STATE OF TENNESSEE

BK 9645 PG 279

COUNTY OF DAVIDSON

Before me personally appeared WILLIAM L. [illegible], Assistant Team Coordinator,

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 12th day of MAY A. D. 19 95

My commission expires [illegible]

[OFFICER HAVING SEAL MUST IMPRESS SEAL]

*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)

STATE OF TENNESSEE, [illegible] COUNTY.

Register's Office, [illegible], 19__

I, [illegible], Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. [illegible], Page [illegible]; that they were received [illegible], 19__, at [illegible] o'clock __ M., and entered in Note Book __, Page [illegible]

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 $ 63,600 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 14th day of April 1995

Notary Public

My Commission Expires Sept. 10, 1995

PICK-UP

95 SEP 17 AM 8:11

REGISTER

IDENTIFICATION REFERENCE

51398

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
ALBEA R GARRETT AND WIFE
BERTISTE GARRETT

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

Received for record the [illegible] day of [illegible], A. D. 19[illegible], at [illegible] o'clock [illegible] M. Noted in Note Book [illegible], page [illegible], and recorded in Book of Deeds [illegible], Vol. [illegible], page [illegible]

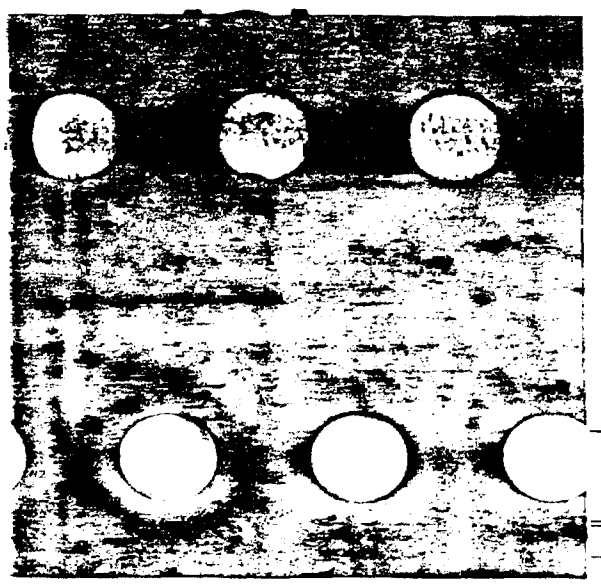
Fee paid, $ [illegible]
Witness my hand, [illegible], Register.

State tax ..... $ [illegible]
Clerk's fee ..... $ [illegible]
Total ..... $ [illegible]

Paid [illegible], 19[illegible]
[illegible], Clerk.

When recorded mail to—

626259



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

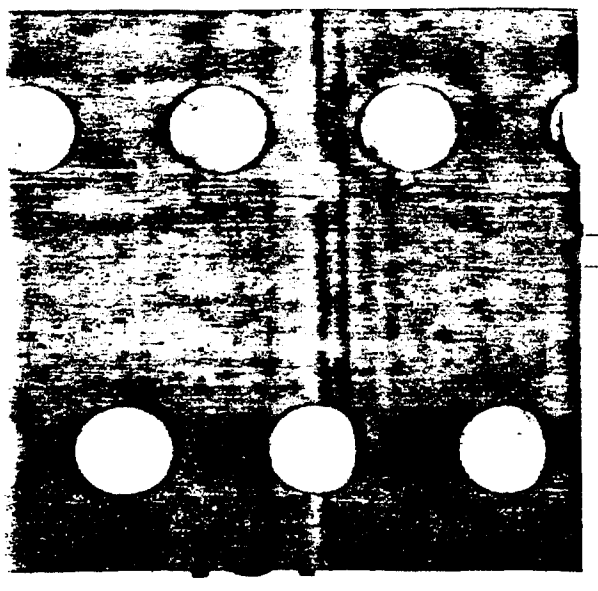
RECEIVED OF _____

FOR _____

BOOK 9645PG280

CC 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 63600.00
CON TX 235.32
PRFEE 1.00
MDEED 8.00
TOTAL 244.32
CHECK 244.32

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/17/95 01 08:11 0001 0694

51398
IDENTIF. & REFERENCE

95 APR 17 AM 8:11

REGISTER
DAVIDSON COUNTY, TN.

No. 900176