BOOK 9645 PG 284

HARRIS, Michael W.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO 58-16-142	PROPERTY ADDRESS 4045 Cedar Circle, Nashville TN 37218
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 **GARY M SWEATT AND WIFE TARA L SWEATT**

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:

Being Lot No. 3 on the plan of Lots 1, 2 & 3 on the resubdivision of Lots 17 and 18 on the revised map of Fairview Subdivision, as of record in Plat Book 6900, Page 303, Register's Office for Davidsion County, Tennessee.

This conveyance is made subject to the following:
1. 1995 Metro Davidson Co. taxes.
2. The Plan of record in Book 6900, Page 303, said Register's Office, shows an Owner's Certificate, a minimum building setback line to be determined by Metro Zoning Regulations, a 10 foot utility easement along the northerly rear line and easterly side line of lot, a 5' x 20' anchor easement on the southwest corner of lot, and a 20 foot sewer easement bisecting the mid-portion of said lot which easement contains an 8" sewer line.
3. Easement for sanitary sewer and/or storm drainage of record in Book 5517, Page 317, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from United Carolina Bank, dated April 26, 1994, of record in Book 9452, Page 192, 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 11th 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

COUNTY OF DAVIDSON

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Before me personally appeared WILLIAM J. FOX, Assistant 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 11th day of April A. D. 19 95

My commission expires 9-30-98

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

OFFICERS 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).

AM 95 APR 17 DAVIDSON 229.15

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 $ 59,500.00 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 13th day of April 1995

Notary Public

My Commission Expires: 9-16-95

Register

MORRIS W. RICHARDSON
MY COMMISSION EXPIRES SEPT. 16, 1995

PICK-UP

95 APR 17 AM 8:13

DAVIDSON COUNTY, TN.
REGISTER

51400

IDENTIFICATION REFERENCE

626259

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

GARY M SWEATT AND WIFE TARA L SWEATT

STATE OF TENNESSEE

DAVIDSON COUNTY

Register's Office

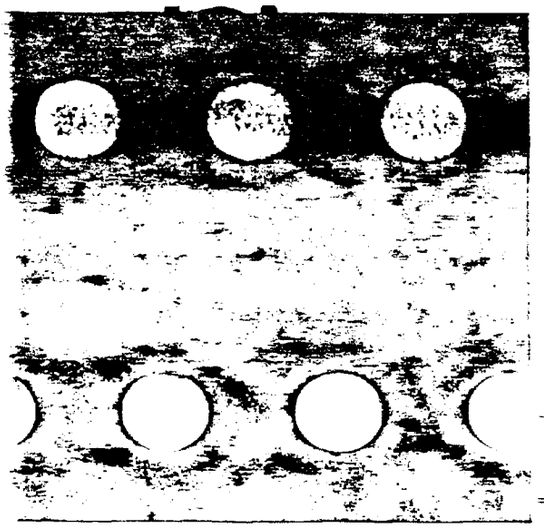
Received for record the _____ day of _____, A. D. 19 ____, at _____ o'clock ____ M. Noted in Note Book _____, page _____, and recorded in Book of Deeds _____, Vol. _____, page _____

Fee paid, $ _____
Witness my hand.
_____, Register.

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

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

When recorded mail to—



OFFICIAL RECEIPT
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

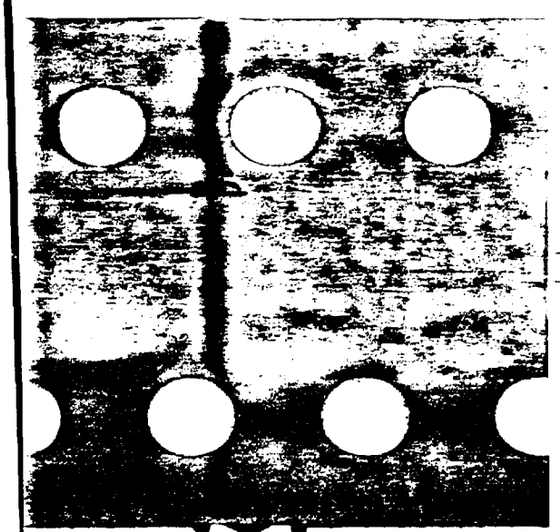
RECEIVED OF _____

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



CAMT	59500.00
CON TX	220.15
PRFEE	1.00
MREED	8.00
TOTAL	229.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 229.15

04/17/95 01 08:12 0001 0696

51400
IDENTIFICATION REFERENCE

95 APR 17 AM 8:13

REGISTER
DAVIDSON COUNTY, TN.

No. 900178