BOOK 9714 PG 958 PRATHER, Nathaniel

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO 50-3-35	PROPERTY ADDRESS 1400 Bellshire Terrace, Nashville TN 37207
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 **NORMA J VADEN, A SINGLE PERSON**

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:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Bellshire Terrace, Section 1, Phase 2, of record in Book 6250, pages 179 and 180, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is made subject to the following:
See ADDENDUM.

Being the same property conveyed to Grantor by deed from D. W. McMackin, Substitute Trustee, dated March 24, 1995, of record in Book 9632, Page 960, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

MAIL ENV.

95 JUN 28 PM 2:42

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
00074291

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 22nd day of June, 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]
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)

STATE OF TENNESSEE

BOOK 9714 PG 959

COUNTY OF DAVIDSON

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 22nd day of June A. D. 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, 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 $ 62500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Norma J. Vaden
Affiant

Subscribed and sworn to before me this 26TH day of JUNE, 19 95.

Notary Public or Register

My Commission Expires 17 MAR 96

WILLIAM F. NANCE, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
NORMA J VADEN, 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—

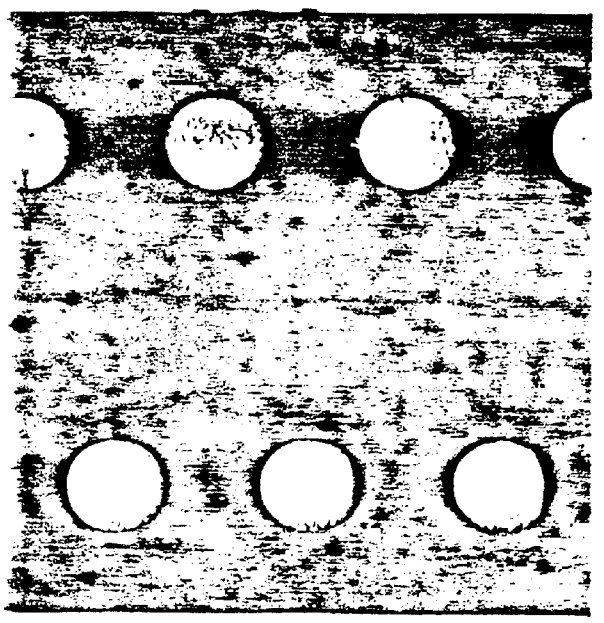
$26259

ADDENDUM

BOOK 9714PG960

1. 1995 Metro Davidson Co. taxes.
2. If improvements are complete after January 1 of any year the law requires supplemental assessments for the year in which improvements are complete, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
3. Facts which would be disclosed by a comprehensive survey of the premises herein described.
4. Mechanics', Contractors' or Materialmen's liens and lien claims, if any where no nptice thereof apperas on record.
5. Rights and claims of parties in possession.
6. Restrictive Covenants contained in instrument of record in Book 6479, page 764, said Register's Office.
7. Easements for Sanitary Sewers and/or Storm Drainage of record in Book 2549, page 589, Book 2594, page 161, Book 5584, page 884, Book 6275, page 707, Book 6636, page 827, and Book 6932, page 81, said Register's Office.
8. Easement for the flow of North Fork Ewing Creek.
9. The Plan of record in Book 6250, page 179 & 180, shows an owner's certificate, a 20 foot minimum building setback line from Bellshire Terrace Drive, a public utility and drainage easement along the rear 2/3's of said lot line, 2.5 x 30' utility anchor easement in the northerly front corner of said lot, a 100 year flood line traverses the front portion of said lot, easement for the flow of North Fork Ewing Creek running across rear section of said lot, and an old wire fence along the rear lot line, and all other easements, setback lines & notes, to which plan reference is hereby made.
10. Consequences of any allegation or determination that the transfer to the insured is a preference or a fraudulent transfer under bankruptcy or insolvency laws.

3893 06/28 0101 03CHECK 264.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

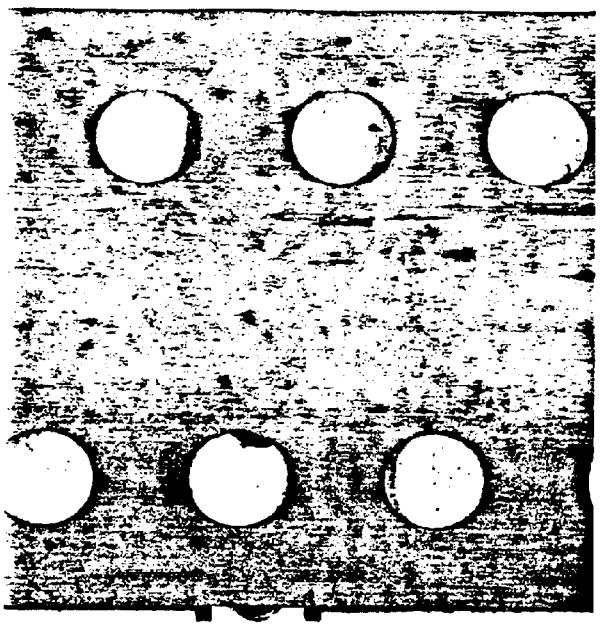
RECEIVED OF _____

FOR _____

BOOK 9714 PG 961

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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 12.00
TOTAL 264.60
CHECK 264.60

06/28/95 01 14:42 0001 5893

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00074291
IDENTIF. ↑ REFERENCE

95 JUN 28 PM 2:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 925071