BOOK 9726PG960

REDMON, Donald

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO. 86-3-32	PROPERTY ADDRESS 533 Old Lebanon Dirt Road, 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 R HELTON AND KATHLEEN N HELTON

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 Hemitage County of Davidson, State of Tennessee, to-wit:

Being Lot No. 28 on the Plan of Ridgemere, of record in Plat Book 6250, Page 938, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This conveyance is made subject to the following:
1. 1995 Metro Davidson Co. taxes.
2. Restrictive Covenants contained in instrument of record in Book 6925, Page 941, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 6250, Page 938, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and certain notes, easements and setback lines.
4. Utility easement of record in Book 1165, Page 327, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Inland Mortgage Corporation, dated May 5, 1995, of record in Book 9673, Page 322, 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 3rd day of July, 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 P. LOW

Title Assistant 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 9726 PG 901

COUNTY OF DAVIDSON

Before me personally appeared WILLIAM F. LOW, 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 3rd day of July A. D. 95

My commission expires 9/26/98

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).

7661 07/11 0101 03CHECK 373-82

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 $ 98,000.00 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 11th day of July 95

Notary Public or Register

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

MY COMMISSION EXPIRES SEPT. 16, 1995

00077718

IDENTIFICATION REFERENCE

PICK-UP

95 JUL 11 AM 8:08

FELIA ... REGISTER
DAVIDSON COUNTY, TN.

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

JOHN R HELTON AND KATHLEEN N HELTON

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 _____

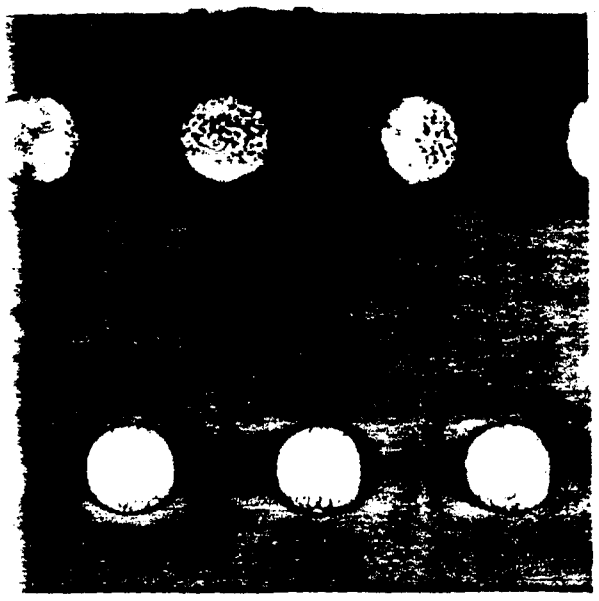
Fee paid, $ _____
Witness my hand, _____, Register.

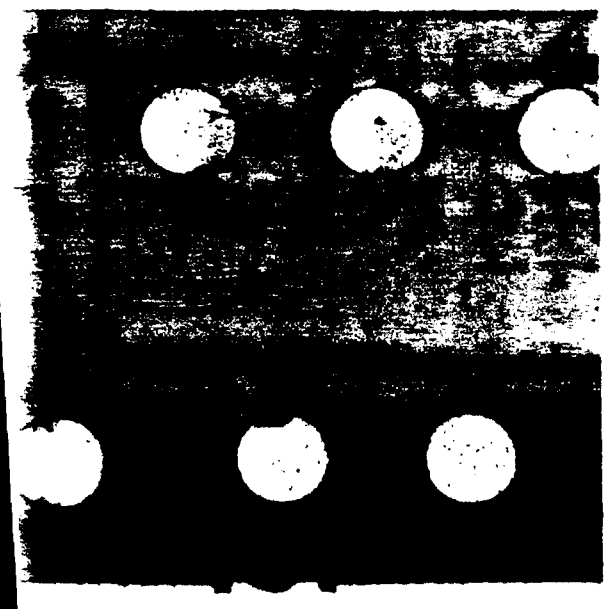
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 9726PG902

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	98600.00
			CON TX	364.82
			PRFEE	1.00
			WDEED	8.00
			TOTAL	373.82
			CHECK	373.82
07/11/95	01		08:08 0001	9661

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0077748
IDENTIFICATION REFERENCE

95 JUL 11 AM 8:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 928789