BOOK 9735 PG 792

MOSLEY, Leonard Jr.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 34-10-67	PROPERTY ADDRESS 344 Dinwiddie Drive, Madison TN 38115
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 RICHARD DEAN RANKIN SELLS, A SINGLE PERSON

whose address is

P O Box 2046
Cookeville TN 38502 , 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 Madison County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the plan of Stanley Heights, of record in Plat Book 3300, Page 74, and as amended in Book 3986, Page 917, 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 Chemical Mortgage Company, dated May 9, 1995, of record in Book 9670, Page 353, 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

PICK-UP

95 JUL 20 PM 12:25

REGISTER

00080670

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 17th 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]
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 9735 PG 793

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 17th day of July A. D. 95

My commission expires 9/26/98

LORETTA MARIE BUCHANAN
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
OFFICERS HAVING SEAL MUST IMPRESS SEAL
MY COMMISSION EXPIRES SEPT. 26, 1998
AT LARGE

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).

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 $ 54,000 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 ____ day of _____, 19__

Notary Public or Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000

Sherry L Wood
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 1995.

Kim Tindall
Deputy Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
CHARD DEAN RANKIN SELLS, A SINGLE
IRSON

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

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

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

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

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

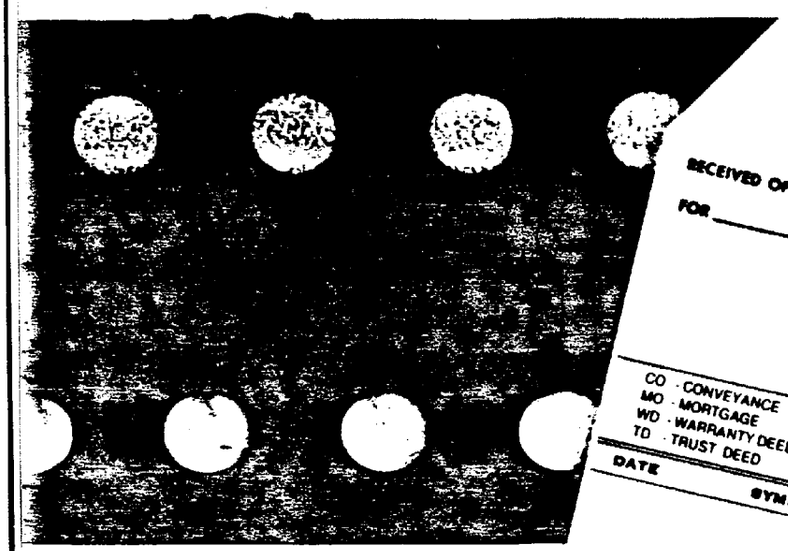
recorded mail to—

626259

ADDENDUM

1. 1996 Metro Davidson Co. taxes.
2. Restrictive covenants of record in Book 3405, page 286, and Book 3986, page 917, Register's Office for Davidson County, Tennessee.
3. The plan of records in Book 3300, page 74 shows a 30 foot minimum building setback line from Dinwiddie Drive; Flood line covers most of said lot; 10 foot public utility and drainage easement along the easterly and westerly margin; Per plan not a bulding site until filled to requirement of, and individually approved and released by Davidson County Planning Commission.
4. A mortgage loan inspection survey dated 7/18/89 by John Kohl and Company revealed a 30 foot minimum building setback line from the margin of Dinwiddie Drive, an encroachment by the neighbor's fence onto the subject property by 3 feet more or less along the westerly margin, an encroachment of the subject property's fence by five feet more or less onto the adjoining lot along the westerly margin, a 10 foot public utility easement along the easterly margin and across the rear margin with an encroachment thereon by the shed, and that the entire property is located in flood zone "A".

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



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

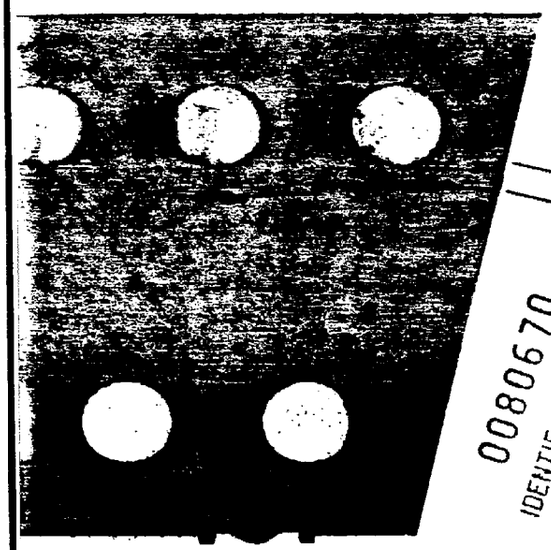
RECEIVED OF _____

FOR _____

BOOK 9735 PG 795

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	54000.00
CON TX	199.80
PRFEE	1.00
WDEED	12.00
CHECK	212.80
	212.80

07/20/95 01 12:25 0001 2924

0080670
IDENTIF. & REFERENCE

95 JUL 20 PM 12:25

ELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 932012