MARTIN, Eric L.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 61-13-32	PROPERTY ADDRESS 2574 Bethwood Drive, 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 ROCHELLE N LASTER AND CARLENE W LASTER

BOOK 9769 PG 996

whose address is

2574 Bethwood Drive
Nashville TN 37207

, 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. 142 on the Plan of Shepardwood Subdivision, Section 2, as of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

This conveyance is made subject to the following:

1. 1995 Metro Davidson Co. taxes.
2. Restrictions of record in Book 4572, Page 960, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 15 foot minimum building setback line from Garywood Drive and a 30 foot minimum building setback line from Bethwood Drive, a 10 foot public utility and drainage easement along the westerly lot line and an overhang easement along the southerly and southeasterly lot lines. Right of way for street across the southerly margin.
4. Survey by John Kohl & Compnay, dated 3-26-91 shows the asphalt drive and the fence encroaching onto the adjoining property.

Being the same property conveyed to Grantor by deed from Magnolia Federal Bank for Savings, dated April 14, 1995, of record in Book 9649, Page 63, 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 21st day of August, 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

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)

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

IDENTIF. REFERENCE 009 1990

95 AUG 22 PM 1:59

REGISTER
DAVIDSON COUNTY, TN.

Witness: _____ PICK-UP

STATE OF TENNESSEE

BOOK 9769 PG 997

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 21st day of August A. D. 19 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 $ 33500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Subscribed and sworn to before me, this 22nd day of August, 1995

Notary Public or Register

3-21-98

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
ROCHELLE N LASTER AND CARLENE W LASTER

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 _____

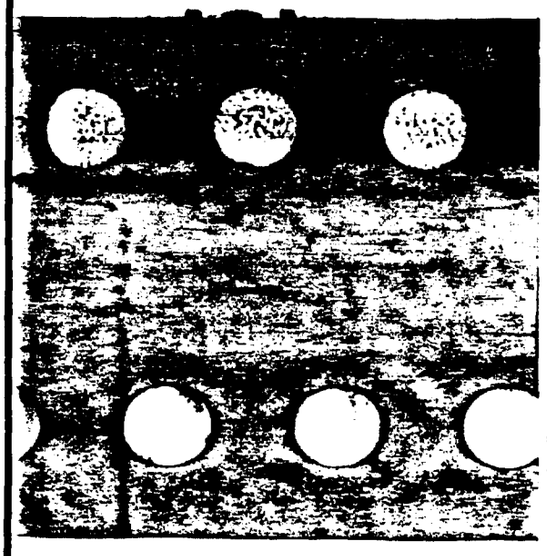
Fee paid. $ _____
Witness my hand, _____, Register.

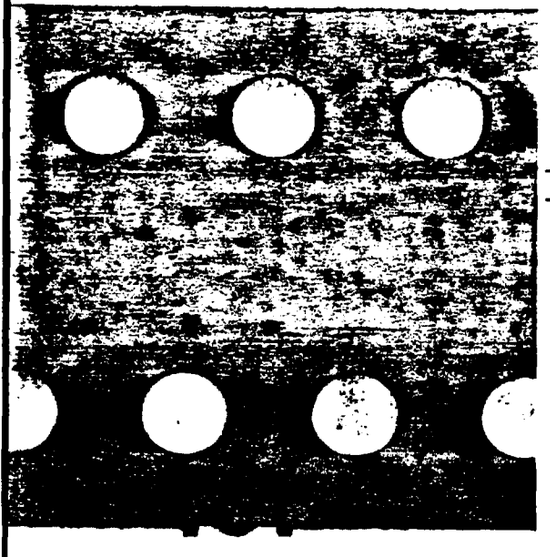
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 9769 PG 998

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 53500.00
CON TX 197.95
PRFEE 1.00
MRFEE 8.00
TOTAL 206.95
CHECK 206.95

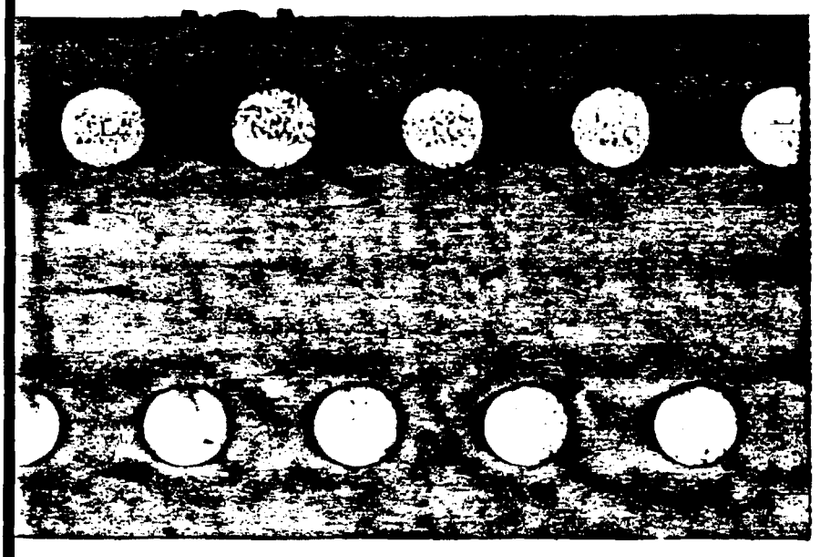
08/22/95 01 13:59 0001 5210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0091990
IDENTIF. ↑ REFERENCE

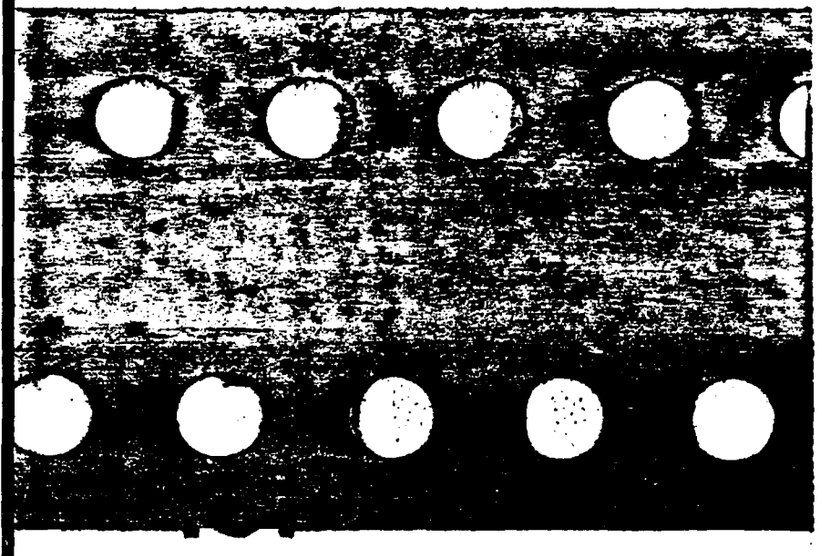
95 AUG 22 PM 1:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 344162



VOID

BOOK 9769PG999



8-22-95