BOOK 9771 PG 54 EASLER, David

Box 17

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.: 136-3-7	PROPERTY ADDRESS: 3865 Lake Aire Drive, Nashville TN 37217
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 **BRENDA SUE DAVIS, A SINGLE PERSON**

whose address is 3865 Lake Aire Drive
Nashville TN 37217
, 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. 98 on the Plan of Priest Lake Park, Section II of record in Plat Book 4175, Page 56, 57 and 58, (as revised in Plat Book 4470, page 33), Register's Office for said County, to which reference is made for a more complete description. Together with that portion of adjoining Lot 99 of said Subdivision added to Lot 98 to correct a driveway encroachment by order of the Chancery Court and of record in Book 4957, page 393, said Register's Office.

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 April 5, 1995, of record in Book 9652, Page 853, in the Register's Office of Davidson County, Tennessee.

95 AUG 23 AM 10:57

0092361 IDENTIF. & REFERENCE

MORTGAGEE: Department of Veterans Affairs

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

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.

$42.00

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 ~~KENNETH L. HARVEY~~ [SEAL]

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

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)

LORETTA MARIE BUCHANAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. OFFICERS HAVING SEAL MUST IMPRESS SAME ON TAPE

BOOK 9771 PG 55

*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 $116,034.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Brenda Sue Davis
Affiant

Subscribed and sworn to before me this 22nd day of August 19 95

Notary Public or Register

My Commission Expires: 5-24-97

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
BRENDA SUE DAVIS, 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—

626259

ADDENDUM

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 completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated Section 67-5-603, et seq.

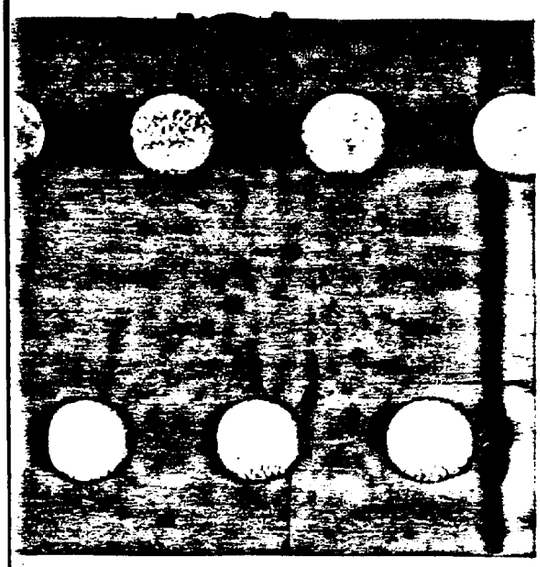
3. Facts which would be disclosed by a comprehensive survey of the premises herein described.

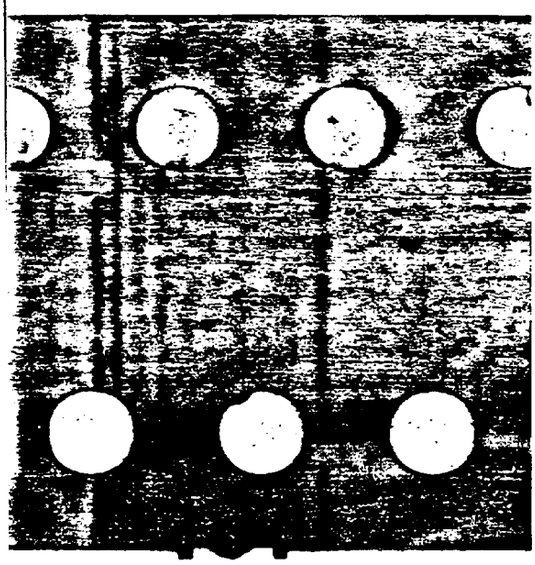
4. Mechanics', Contractors' of Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

5. Rights and claims of parties in possession.

6. The Plan of record in Book 4470, page 33, said Register's Office, shows an Owner's Certificate, a 30' foot minimum building setback line from Lake Aire Dirve, and a 10 foot easement for Public Utility and drainage purposes along the rear and 5' along broken Southwesterly and Easterly line(s) of said lot.

7. Restrictive Covenants contained in instrument of record in Book 4317, page 17, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 9771 PG 57

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
116034.00
CON TX 429.20
~~PRFEE 1.00~~
~~MISC 12.00~~
TOTAL 442.20
CHECK 442.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/23/95 01 10:54 0001 5601

0092361
IDENTIF. ↑ REFERENCE

95 AUG 23 AM 10:51

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

No. 944548