9981 PG 552

WESTON, Darrest

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 108 16 78	PROPERTY ADDRESS 934 Hammack Drive, Nashville, TN 37214
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 GARY F. DILLARD, A SINGLE PERSON

whose address is

1339 General George Patton Rd.
Nashville, TN 37221

, 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. 79A of the Zone Lot Division of Lot Nos. 77, 78, and 79 of Percy Priest Woods, Section 3, of record in Plat Book 6250, Page 582, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is made subject to the following:
1. 1996 Davidson County taxes.
2. The Plan of record in Book 6250, Page 582, said Register's Office, shows a 30 foot minimum building setback line from Hammack Drive; a 20 foot minimum building setback line from Timber Valley Drive; a 2.5 foot by 25 foot Anchor Easement at the southeasterly corner, and a 5 foot by 25 foot Anchor Easement at the northeasterly lot corner.
3. Restrictive Covenants of record in Book 6020, Page 270; Book 6353, Page 307; Book 6250, Page 582; Book 5984, Page 865; Book 6093, Page 392, and Book 6560, Page 667, Register's Office for said County.
4. Survey sets out an overhang easement along northerly portion of lot.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated March 14, 1995, of record in Book 9618, Page 49, 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.

9317 03/18 0101 03CHECK 297.97

IN WITNESS WHEREOF, Grantor, this 12th day of March, 19 96, 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:

PICK-UP

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)

0160928
IDENTIF. *REFERENCE

96 MAR 18 AM 11:03
FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE

... 9981 553

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 12th day of Mar A. D. 1996

My commission expires 01/29/00

OFFICERS SERVING SEAL MUST IMPRESS SEAL

NOTARY PUBLIC DAVIDSON COUNTY TENN AT LARGE

*Andrea Denise Smith

ANDREA DENISE SMITH
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, SUMNER COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 78.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Gary F. Dillard
Affiant

Subscribed and sworn to before me this 15 day of Mar 1996

Notary Public or Register

My Commission Expires 10/31/2000

NOTARY PUBLIC SUMNER COUNTY TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN [illegible]

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS

TO
GARY F. DILLARD, 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 ____

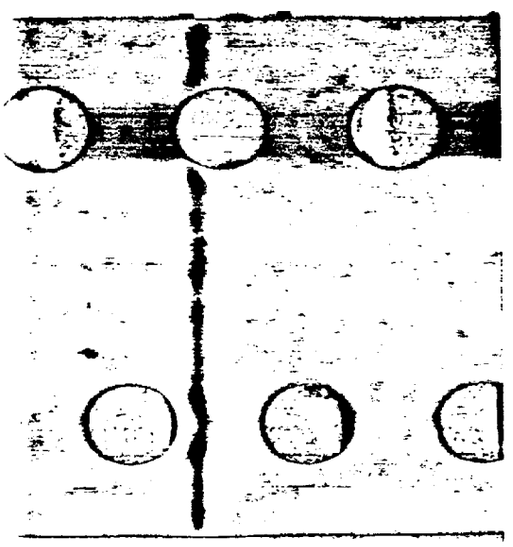
Fee paid, $ _____
Witness my hand, _____, Register.

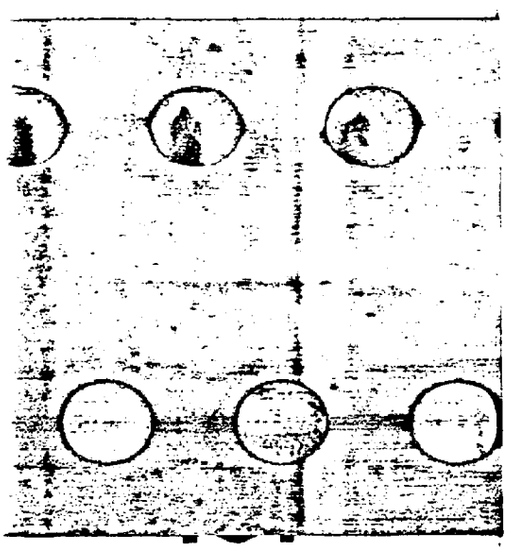
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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

When recorded mail to—

626259





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

RECEIVED OF _____

FOR _____

BOOK 9981 PG 554

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 78100.00
CON TX 288.97
PRFEE 1.00
WDEED 8.00
TOTAL 297.97
CHECK 297.97

03/18/96 01 11:09 0001 9317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0160928
IDENTIF. ↑ REFERENCE

96 MAR 18 AM 11:08

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

No. 1017374