DAVIS, Jerry L.

VA Form 26-6440a - JAN 1968
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO 059 11 207	PROPERTY ADDRESS 620 Rowan Ct., 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

BOOK 9990 PG 93

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 **DEBORAH R. CARPENTER, A SINGLE PERSON**

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

Property in the City of Nashville, County of Davidson, and State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 531, on the Plan of Haynes Manor Subdivision, Section 4, of record in Plat Book 4175, Page 90, Register's Office for said County, to which reference is made for a more complete description.

This conveyance is made subject to the following:
1. 1996 Davidson County taxes.
2. Restrictive Covenants of record in Book 4378, Page 976, in the Register's Office for Davidson County, Tennessee.
3. The Plan of Record in Book 4175, Page 90, shows a 30 foot minimum building setback line from Rowan Court and a 10 foot public utility and drainage easement across the rear lot line, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from First Investment Company, dated August 20, 1995, of record in Book 9757, Page 263, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

2296 03/25 0101 03CHECK 238.40

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 **14th** 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**

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)

Witness:

0163722
IDENTIF. & REFERENCE

96 MAR 25 PM 3:59
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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

STATE OF TENNESSEE

DTW 9990- 94

COUNTY OF DAVIDSON

Before me personally appeared KENNETH L. HASTY, 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 fully authorized to execute said instrument, 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 14th day of Mar. A. D. 19 96

My commission expires 01/20/00

*Andrea Denise Smith

ANDREA DENISE SMITH
Notary Public
Official title

OFFICER MAKING 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 $ 69,000 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 25 day of Mar. 1996

Notary Public or Register

My Commission Expires July 25, 1998

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
DEBORAH R. CARPENTER, 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.

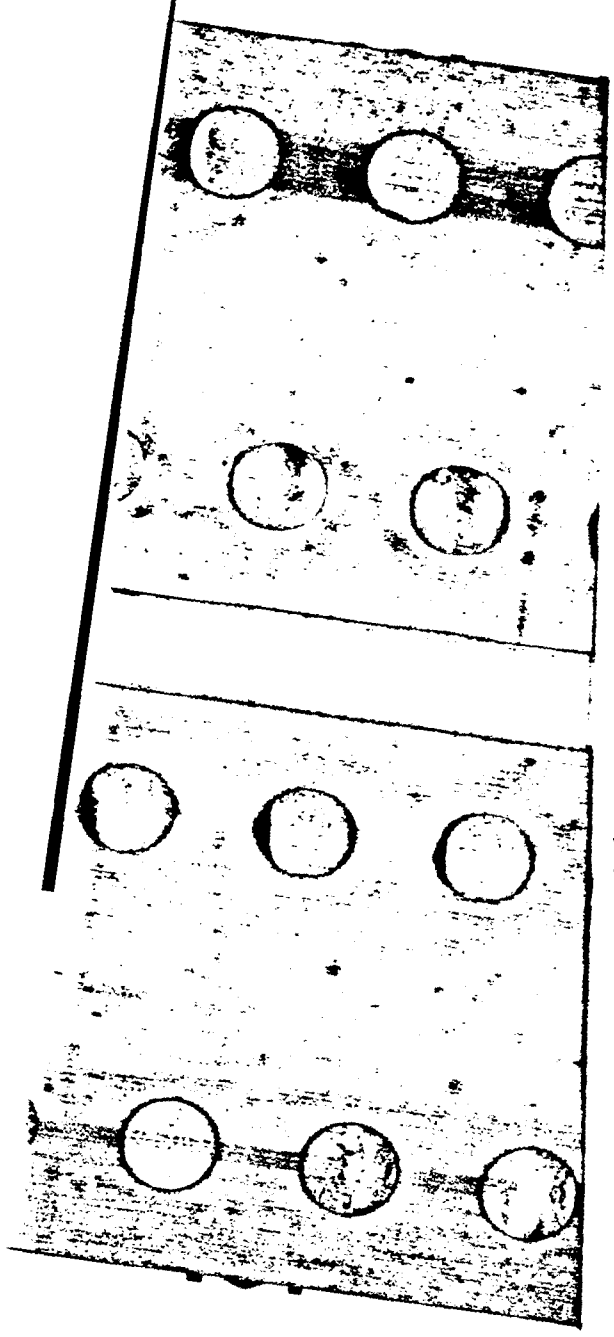
_____, Register.

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 9990 PG 95

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 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 8.00
TOTAL 238.40
CHECK 238.40

03/25/96 01 16:03 0001 2296

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01163722
IDENTIF. & REFERENCE

96 MAR 25 PM 3:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020332