DISMUKES, Derrick

BOOK 10043 PG 27

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 033 160 251.00	PROPERTY ADDRESS 503 Macfie Court, Madison, TN 37115
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 ROGER D. ROE AND WIFE, BARBARA E. ROE

whose address is 634 Cumberland Hills Drive
Hendersonville, TN 37075 , 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. 177-B, zone lot division of all lots of Phase One of Cedar Bluff Subdivision, of record in Plat Book 6250, Pages 836 and 837, amending Plat Book 5200, Page 610, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This conveyance is made subject to the following:
1. 1996 Davidson County taxes.
2. Restrictions of record in Plat Book 6250, Pages 836 and 837. Plan of record in Book 5200, Page 610, Register's Office for Davidson County, Tennessee shows a 10 foot minimum building setback line from Macfie Court, and a 30 foot x 2.5 foot anchor easement at the Southeast corner. Plan sets out house and common wall location.

Being the same property conveyed to Grantor by deed from SouthTrust Mortgage Corporation, dated October 19, 1995, of record in Book 9837, Page 587, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

P152 05/07 0101 03CHECK 243.95

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 29th day of April, 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]
WILLIAM F. LOW

Title Asst. 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)

IDENTIF. ↑ REFERENCE 0179543

Witness: _____

96 MAY -7 PM 12:20
ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

*_____

TOUCH 56

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 10043 PG 28

Before me personally appeared WILLIAM F. LOW, ASSISTANT 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 29th day of April A. D. 1996

My commission expires 01/29/00

*Andrea Denise Smith

ANDREA DENISE SMITH
Notary Public
(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

*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 $ 3,500.00 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 1st day of May 1996

Notary Public or Register

P.N. S.W.

Comm. Exp. 10/31/00

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

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
ROGER D. ROE AND WIFE, BARBARA E. ROE

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 ____

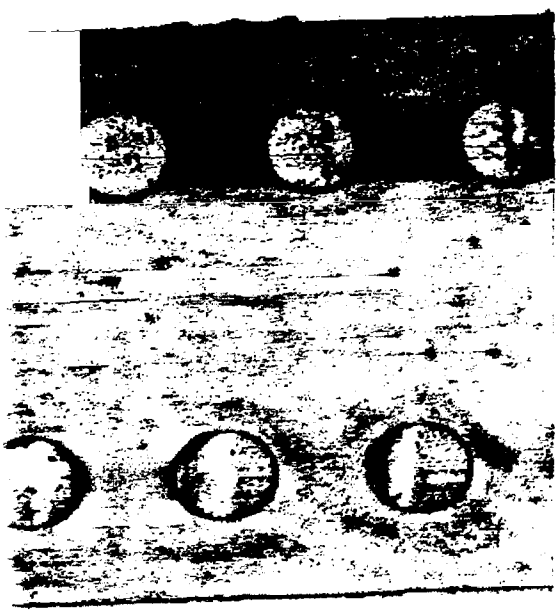
Fee paid, $ _____
Witness my hand, _____, Register.

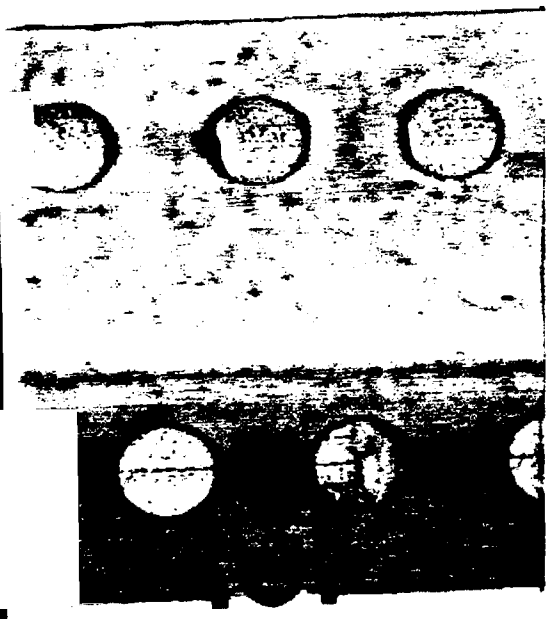
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 10043 PG 29

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	63500.00
CON TX	234.95
PRFEE	1.00
WDEED	8.00
TOTAL	243.95
CHECK	243.95

05/07/96 01 12:23 0001 9152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179543
IDENTIF. ↑ REFERENCE

96 MAY -7 PM 12:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1037160