DEHUME, Richard Lee

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

BOOK 10043 PG 33

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 42 07 A 129	PROPERTY ADDRESS 585 Heritage Lane, Madison, TN 37115
SEND TAX NOTICE Dept.of Veterans Affairs(264) 110 9th Avenue So., Nashville TN 37203	THIS INSTRUMENT PREPARED BY Ronald R. 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:**

Being Lot No. 440, Heritage Square, Phase Four, plan of record in Plat Book 6250, Page 178, Register's Office for Davidson County, Tennessee to which reference is being made for a more complete legal description.

This conveyance is made subject to the following:
1. 1996 Davidson County taxes.
2. Restrictive Covenants of record in Book 6407, Page 59 and Plat Book 6252, Page 178, Register's Office for Davidson County, Tennessee.
3. Survey and plat sets out a 20 foot minimum building setback line from Heritage Lane and the entire rear portion of said lot line, a 5 foot minimum building setback line from the southerly margin of said lot line, a 1 foot minimum building setback line from the northerly portion of said lot line and a 20 foot minimum building setback line from the rear.
4. Survey and plat sets out a 10 foot public utility and drainage easement along the westerly margin and a 5 foot public utility and drainage easement along the easterly margin.

Being the same property conveyed to Grantor by deed from Chemical Mortgage Company by Chemical Residential Mortgage Corporation, Servicing Agent, dated February 15, 1996, of record in Book 9954, Page 253, 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.

9154 05/07 0101 03CHECK 297.60

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 WILLIAM F. LOW [SEAL]

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 0179545

Witness: *

96 MAY -7 P1:12:21
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

TATE OF TENNESSEE

OUNTY OF DAVIDSON

10043 PG 34

Before me personally appeared WILLIAM F. LOW, ASSISTANT LOAN GUARANTY OFFICER,

me known to be the person who executed the foregoing instrument in behalf of the Secretary of Veterans Affairs, who, being me duly sworn, stated that he/she an employee of the Department of Veterans Affairs, a Department of the ited States Government, and is duly authorized to execute this deed on behalf of said cretary, and acknowledged that he/she voluntarily executed the same as the free act and ed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 29th day of April A. D. 1996

y commission expires 01/29/00

*Andrea Denise Smith

ANDREA DENISE SMITH
Notary Public
(Official title)

FFICER HAVING SEAL
UST IMPRESS SEAL]

*Print, typewrite, or stamp name of the employee executing this instrument: also names of witnesses and officer taking acknowledgment mediately underneath such signatures.

Note.—If the entire consideration is paid, delete language from (1) to (1a).

TATE OF TENNESSEE, _____ COUNTY.

Register's Office, _____, 19__

I, _____, Register of said County, do certify that e foregoing Deed and Certificate are registered in said office, in Book No. _____, Page _____; that ey were received _____, 19__, at ____ o'clock ____ M., and entered in Note Book ____, Page ____

_____

SUMNER

F TENNESSEE, _____ COUNTY
hereby swear or affirm that the actual consideration
transfer or value of property transferred, whichever
stor's $ _____ which amount is equal to or
reater than the amount which the property transferred would
and at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 16 day of
19 96

Notary Public or Register

Comm exp. 10/31/2000

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 ____

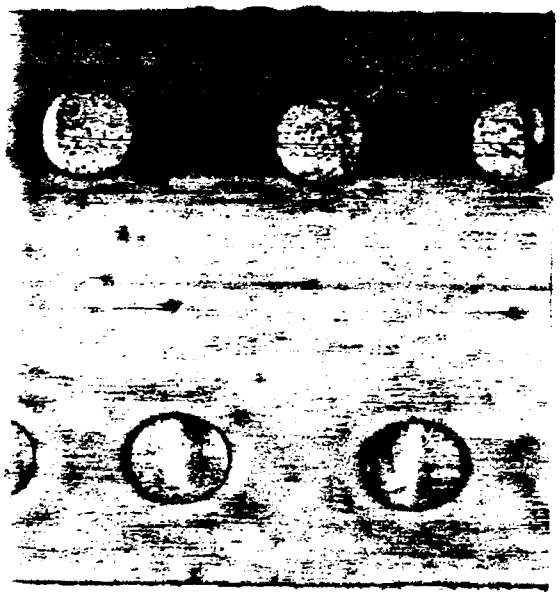
Fee paid, $ _____
Witness my hand, _____, Register.

Deed 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

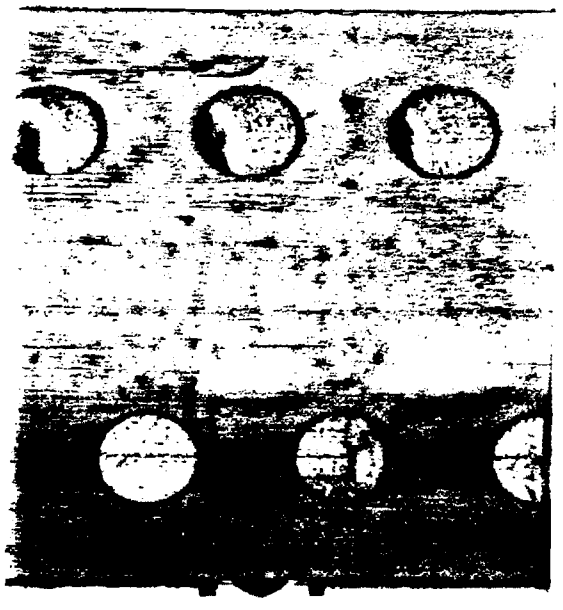
RECEIVED OF _____

FOR _____

RTHM 10043PG 35

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	78000.00
CON TX	288.60
PRFEE	1.00
WDEED	8.00
TOTAL	297.60
CHECK	297.60

05/07/96 01 12:23 0001 9154

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0179545
IDENTIF. ◆ REFERENCE

96 MAY -7 PM 12: 21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1037162