BOOK 10135 PG 464 SOLOMON, Cecil

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 82-8 51	PROPERTY ADDRESS 701 Neill Ave., Nashville, TN 37206
SEND TAX NOTICES TO: 3225 LaGrange Dr. Nashville, TN 37218	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 JAMES H. KEESEE AND WIFE MARIAN E. KEESEE

whose address is

3225 LaGrange Drive
Nashville TN 37218

, 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. 54 on the Bransford Realty Companies (Company's) Subdivision of the McWhirter Tract of the Love McFerrin Tract, as of record in Book 421, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is made subject to the following:
1. 1996 Metro Davidson County taxes.

Being the same property conveyed to Grantor by deed from Tennessee Housing Development Agency, dated June 3, 1996, of record in Book 10087, Page 975 in the Register's Office of Davidson County, Tennessee.

0208246
IDENTIF. & REFERENCE
PICK-UP
96 JUL 29 AM 11:37
FELIX Z. WILSMITH REGISTER
DAVIDSON COUNTY, TN.

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.

0280 07/29 0101 03CHECK 53.40

IN WITNESS WHEREOF, Grantor, this 25th day of July, 1996, 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:

*_____

*_____

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

BOOK 10135 PG 465

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 25th day of July A. D. 1996

My commission expires 11-27-99

JEAN C. LONG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jean C. Long

JEAN C. LONG
Notary Public
(Official title)

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

My Commission Expires NOV. 27, 1999

*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 $ 12,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Subscribed and sworn to before me this 30th day of July 1996

NOTARY PUBLIC AT LARGE

Affiant

Notary Public

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

JAMES H. KEESEE AND WIFE
MARIAN E. KEESEE

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 _____

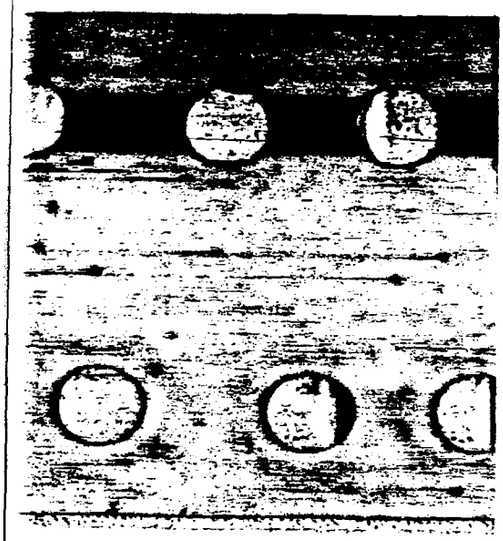
Fee paid, $ _____
Witness my hand, _____, Register.

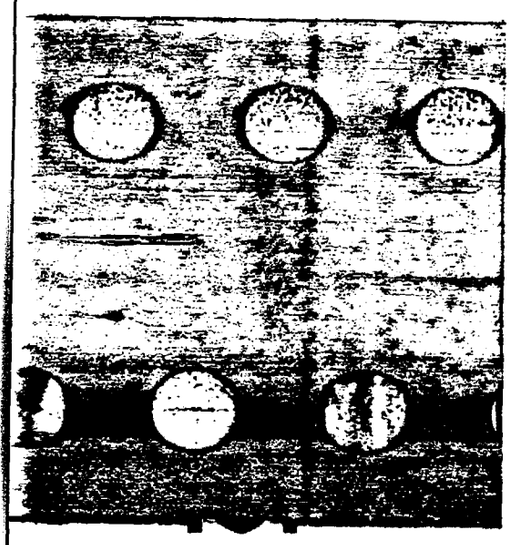
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

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 10135 PG 466

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 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 8.00
TOTAL 53.40
CHECK 53.40

07/29/96 01 11:39 0001 0280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208246
IDENTIF. # REFERENCE

96 JUL 29 AM 11:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1067884