GRAHAM, Bobby

BOOK 10157 PG 508

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 25-12 86	PROPERTY ADDRESS 103 Connor Drive, Goodlettsville TN 37072
SEND TAX NOTICES TO:	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 **TRACY L. WEATHERHOLT**

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

Being Lot 26, according to the plat of Ranchwood Estates, Section II, as of record in Plat Book 3600, page 67, Registers 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. Subdivision Restrictions, Building Lines and Easements of record in Book 3797, Page 290, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 3600, Page 67, said Register's Office, shows a T.V.A. transmission line across the easterly portion of said lot, a 10 foot public utility easement along the rear line, an overhang easement located on the northwest corner of said lot, and a 40 foot building setback line from Connor Drive.

Being the same property conveyed to Grantor by deed from Great Financial Bank, FSB Successor by merger to Lincoln Service Mortgage Corporation, dated October 19, 1995, of record in Book 9849, Page 185 of the Register's Office of Davidson County, Tennessee.

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 8th day of August, 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**

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)

0214860

IDENTIFICATION REFERENCE

Witness: _____

96 AUG 15 AM 10:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

*_____

RECORDERS MEMO

IN

STATE OF TENNESSEE

BOOK 10157 PG 509

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 8th day of August A. D. 1996

My commission expires 11-27-99

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

My Commission Expires NOV. 27, 1999

*Jean C. Long

JEAN C. LONG
Notary Public
(Official title)

[OFFICERS HAVING 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 $ 83061 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Tracy L Weatherholt
Affiant

Subscribed and sworn to before me this 9th day of August, 1996

Beverly Dale
Notary Public or Register

My Commission Expires 2/28/99

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
TRACY L. WEATHERHOLT

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 ___

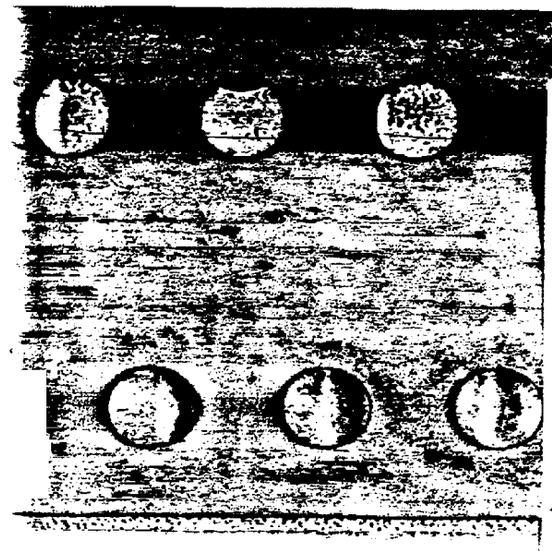
Fee paid, $ _____
Witness my hand, _____, Register.

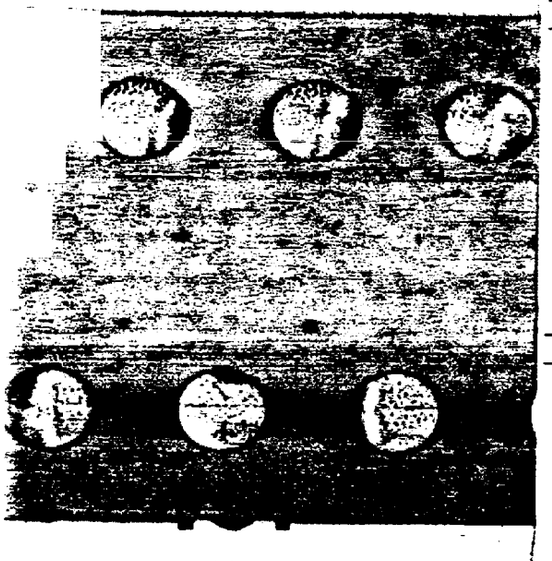
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

CHECK 216.00 Paid 19__, _____, Clerk.

When recorded mail to—

626259





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

RECEIVED OF _____

FOR _____

BOOK 10157 PG 510

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 83001.00
				CON TX 307.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 316.10
				CHECK 316.10
			08/15/96 01	10:52 0001 7391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0214860
IDENTIF. # REFERENCE

96 AUG 15 AM 10:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019961