ANDERSON, Gloria McCoy

BOOK 10196 PG 778

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO. 044 15 0 260.00	PROPERTY ADDRESS 1002 Elliston Street, Old Hickory, TN 37138	
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

CARLIS COOK AND DEBRA COOK

whose address is

1185 Burton Road
Mt. Juliet, TN 37122

, 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 Old Hickory, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 68 on the Plan of Village of Old Hickory, Section "D", of record in Plat Book 1424 at Page 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is made subject to the following:
1. 1996 Davidson County taxes.
2. The Plat of said Subdivision of record in Plat Book 1424 at Page 65, Register's Office for Davidson County, Tennessee, reveals the following: a Public Utility easement 2.5 feet in width along the rear Property.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated June 5, 1996, of record in Book 10081, Page 680 in 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 **12th** day of **September**, 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**

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

COUNTY OF DAVIDSON

BOOK 10196 PG 779

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 authorizel 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 12 day of Sept A. D. 19 96

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

*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).

0467 09/19 0101 03CHECK 13.00

IDENTIFICATION REFERENCE

96227142

MAILENV.
96 SEP 19 PM 2:32
DAVIDSON COUNTY, TN.
REGISTER

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, WILSON COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $31,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Carlis Cook
Affiant

Subscribed and sworn to before me this 16th day of SEPTEMBER, 1996

Charles B. Tatum
Notary Public or Register

CHARLES B. TATUM
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

CARLIS COOK AND DEBRA COOK

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.

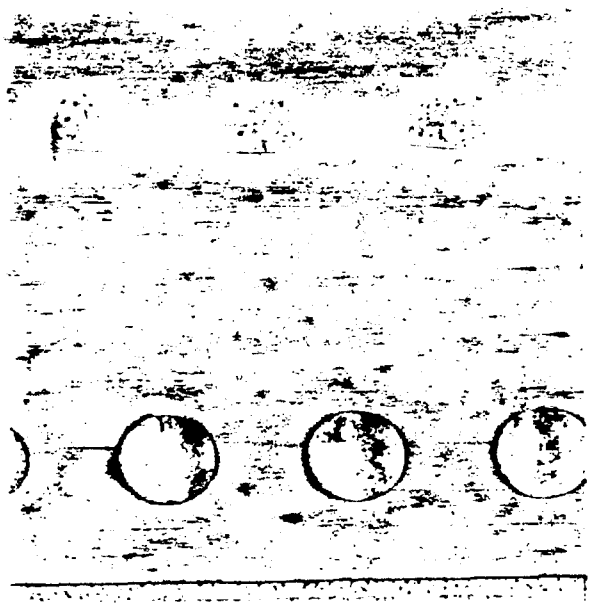
State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

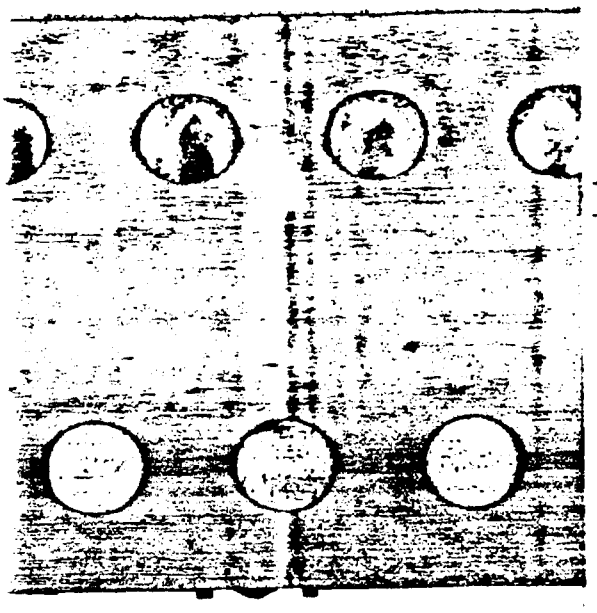
Paid _____ day of _____, 19__

_____, Clerk.

When recorded mail to—

626259





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10196 PG 780

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	31000.00
			CON TX	114.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	123.70
			CHECK	123.70

09/19/96 01 14:36 0001 0487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227142
IDENTIF. ↑ REFERENCE

96 SEP 19 PM 2:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1032909