WATSON, Charles

BOOK 10254 PG 431

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 52 1 11	PROPERTY ADDRESS 333 Harris Street, 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

MARTIN J. CRUM AND WIFE, MINNAGENE B. CRUM

whose address is

1253 Fernbank Avenue
Madison, TN 37115

, 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. 16 on the Plan of Block "C", Crittenden Estates, of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee, and described as follows:

SAID Lot No. 16 fronts 50 feet on the northerly side of Harris Street and runs bank between parallel lines 140 feet to a dead line.

This conveyance is made subject to the following:
1. 1997 Davidson County taxes.
2. The plan of record in Book 974, Page 69, Register's Office of Davidson County, Tennessee, shows an owner's certificate and a 30 foot minimum building setback line from Harris Street, and a 10 foot easement for public utiltiy and drainage purposes along the rear line.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated July 9, 1996, of record in Book 10121, Page 1, 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.

IN WITNESS WHEREOF, Grantor, this 28th day of October, 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 Acting 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)

Witness:

* _____

* _____

IDENTIF. & REFERENCE

0244948

96 NOV -8 AM 9:13
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

ATE OF TENNESSEE

UNTY OF DAVIDSON

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Before me personally appeared WILLIAM F. LOW, ACTING 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 ted States Government, and is duly authorized to execute this deed on behalf of said retary, and acknowledged that he/she voluntarily executed the same as the free act and d of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 28th day of Oct A. D. 19 96

commission expires 01/29/00

Andrea Denise Smith

ANDREA DENISE SMITH
Notary Public
(Official title)

FICERS HAVING SEAL
ST 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 mediately underneath such signatures.

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

9541 11/08 0101 03CHECK 162.55

ATE OF TENNESSEE, _____ COUNTY.

Register's Office, _____, 19__

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

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

Affiant

scribed and sworn to before me this ____ day of _____, 19__

Notary Public or Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF November 1996.

Deputy Register

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
MARTIN J. CRUM AND WIFE, MINNAGENE B. CRUM

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 ____

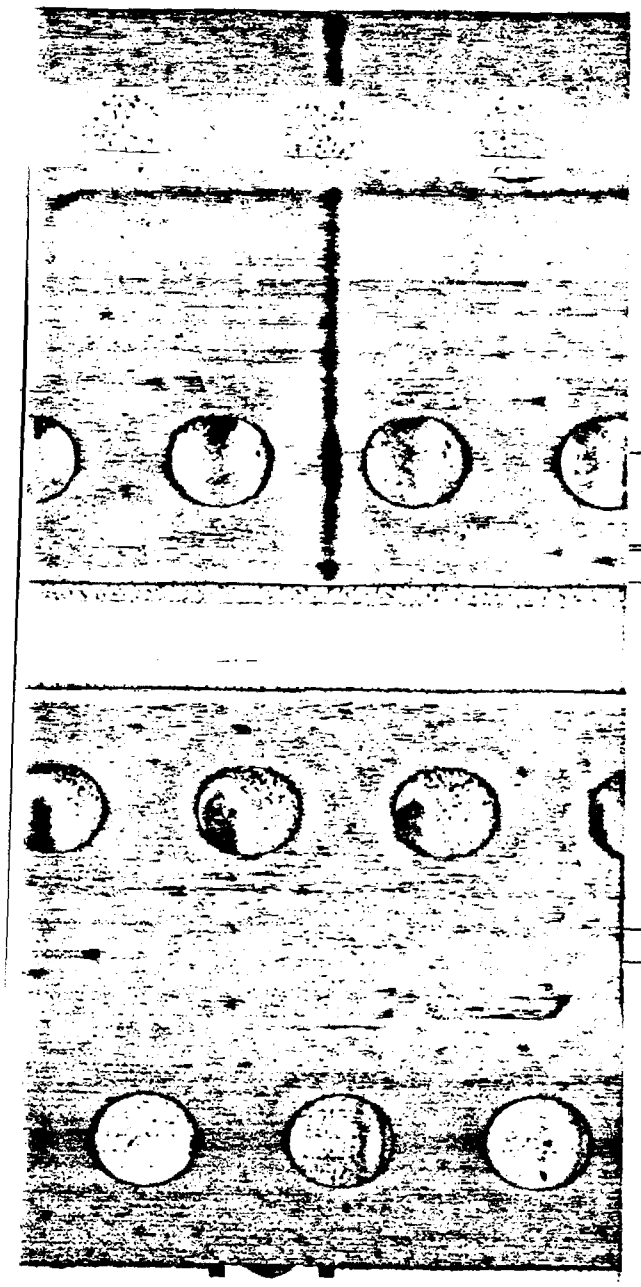
Fee paid, $ _____
Witness my hand, _____, Register.

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 10254 PG 433

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
			CART	41500.00
			CON TX	153.55
			PRFEE	1.00
			WDEED	8.00
			TOTAL	162.55
			CHECK	162.55

11/08/96 01 09:15 0001 9541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0244948
IDENTIF. & REFERENCE

96 NOV -8 AM 11 14

REGISTER
DAVIDSON COUNTY, TN.

No. 1086457