PRESSLEY, Jerry

BOOK 10286 PG 1

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 193.00	PROPERTY ADDRESS 2104 Jones Circle, Nashville, TN 37207
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

071-04-0 193.00

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 175 ON THE PLAN OF SECTION ONE JOYWOOD HEIGHTS, AS OF RECORD IN PLAT BOOK 1130, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

This conveyance is made subject to the following:
1. 1997 Davidson County taxes.
2. Subject to easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4124, Page 645, Register's Office for Davidson County, Tennessee.
3. A 35 foot minimum building setback line from Jones Circle, a 10 foot easement for public utilities along the rear line of said lot, as shown on the Plan of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.
4. Subject to a Metro Codes Letter of record in Book 10138, Page 193, Register's Office for said County.

Being the same property conveyed to Grantor by deed from Tennessee Housing Development Agency, dated September 16, 1996 of record in Book 10191, Page 740 , 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 3rd day of December, 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

Witness:

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)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 10286 PG 2

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 3rd day of Dec A. D. 1999

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).

4018 12/10 0101 03CHECK 99.65

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 $ 245.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 10 day of Dec., 19 96

Notary Public or Register

B. Edwards-Dep Reg.

FEE $10.00

FILED FOR RECORD IN REGISTER DAVIDSON COUNTY, TN.

96 DEC 10 AM 9:29

02544 15

IDENTIFICATION REFERENCE

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 ..... $ _____

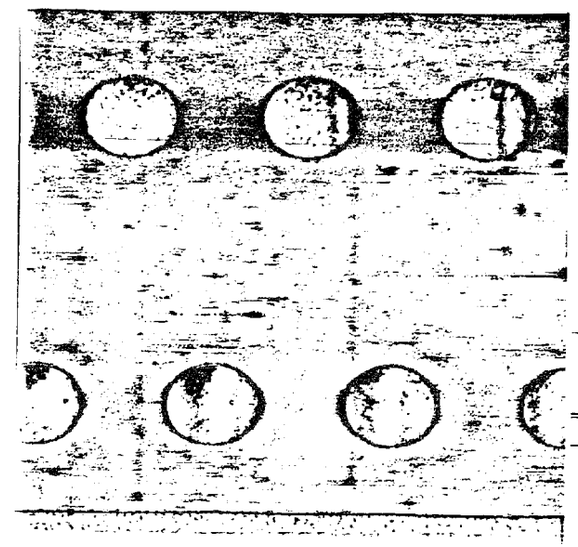
Clerk's fee ..... $ _____

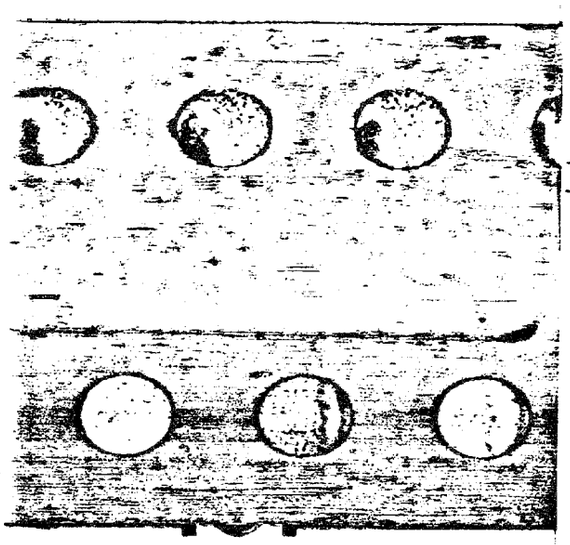
Total ..... $ _____

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 10286 PG 3

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 24500.00
				CON TX 90.65
				PRFEE 1.00
				WDEED 8.00
				TOTAL 99.65
				CHECK 99.65
		12/10/96	01	09:30 0001 4018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

025415
IDENTIF. # REFERENCE

96 DEC 10 AM 9:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1096655