STILLER, Diane

BOOK 10327 PG 703

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 42 7A 134	PROPERTY ADDRESS 1317 Pilgrim Drive, 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

ROGER D. ROE AND WIFE, BARBARA E. ROE

whose address is

639 Cumberland Hills Drive
Hendersonville, TN 37075

, 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:

Lot No. 435, on the Subdivision Plan of Heritage Square, Phase Four, of record in Plat Book 6250, Page 178, Register's Office of Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

This conveyance is made subject to the following:
1. 1997 Davidson County taxes.
2. Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.
3. Restrictive covenants contained in instruments of record in Book 5588, Page 807; Book 5722, Page 248; and Book 6407, Page 59, Register's Office for Davidson County, Tennessee.
4. Subject to all matters shown on the Plan of record in Book 6200, Page 452, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Clifton E. Darnell, Substitute Trustee, dated September 24, 1996 of record in Book 10215, Page 441, 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 14th day of January, 19 97, 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.

02661,77
IDENTIFICATION REFERENCE

97 JAN 23 PM 2:50
DAVIDSON COUNTY, TN.

PICK-UP

JESSE BROWN
The Secretary of Veterans Affairs

*By _____ [SEAL]
WILLIAM F. LOW

Witness:

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)

STATE OF TENNESSEE

BOOK 10327 PG 704

COUNTY OF DAVIDSON

Before me personally appeared WILLIAM F. LOW, ACTING 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 14th day of Jan A. D. 1997

My commission expires 01/29/00

Andrea Denise Smith

ANDREA DENISE SMITH
Notary Public
(Official title)

[OFFICER HAVING SEAL MUST EXPRESS 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, Sumner COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 71,850 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 14 day of Jan 1997

Notary Public or Register

My Comm Exp 10/31/2000

Special Warranty Deed

FROM
SECRETARY OF VETERANS AFFAIRS
TO
ROGER D. ROE AND WIFE, BARBARA E. ROE

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.

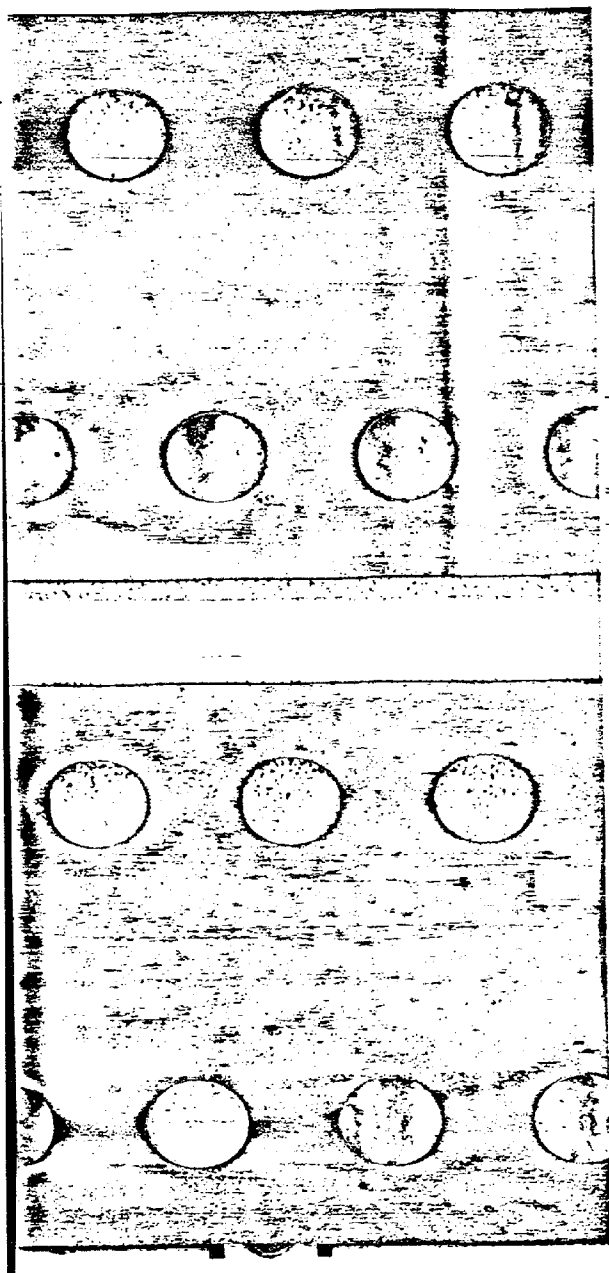
_____, Register.

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 10327 PG 705

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	81150.00
CON TX	300.26
PRFEE	1.00
WDEED	8.00
TOTAL	309.26
CHECK	309.26

01/23/97 01 14:53 0001 7305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02664.77
IDENTIF. # REFERENCE

97 JAN 23 PM 2:50

DAVIDSON COUNTY

No. 1109785