BOOK 10344 PG 120

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 149 1A 5	PROPERTY ADDRESS 650 Franklin Limestone Road, Nashville, TN 37217
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

KEVIN S. HIMES AND WIFE, DEBRA D. HIMES

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

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Phase I, Mullen Valley, of record in Book 6250, Page 476, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

This conveyance is made subject to the following:
1. 1997 Davidson County taxes.
2. Subject to restrictions of record in Book 6577, Pages 20 & 25; Book 7311, Page 333; Book 8042, Page 601, Register's Office of Davidson County, Tennessee. The plan of record in Book 6250, Page 476, said Register's Office shows an Owner's Certificate, a 30-foot minimum building setback line from Franklin Limestone Road, 20 feet from the rear line and 8 feet from each side line, a 10 foot easement for public utility, sewer, and drainage purposes along the rear line, and a 2.5 x 25 foot utiltiy anchor easement located on the northerly corner of said lot. A shed crosses the 20 foot minimum building setback line and a 10 foot sewer, utility and drainage easement along the rear line of said lot.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated December 3, 1996 of record in Book 10284, Page 624, 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 February, 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.

JESSE BROWN
The Secretary of Veterans Affairs

*By Kenneth L. Harvey [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

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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 3rd day of Feb A. D. 1997

My commission expires 01/29/00

*Andrea Denise Smith

ANDREA DENISE SMITH

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).

4428 02/07 0101 03CHECK 268.00

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 $ 70,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kevin S. Hines

Affiant

Subscribed and sworn to before me this 7th day of February 1997

Notary Public or Register

PICK-UP

97 FEB -7 PM 1:29

REGISTER

DAVIDSON COUNTY, TN.

02711284

IDENTIFICATION REFERENCE

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

KEVIN S. HINES AND WIFE, DEBRA D. HINES

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 ..... $ _____

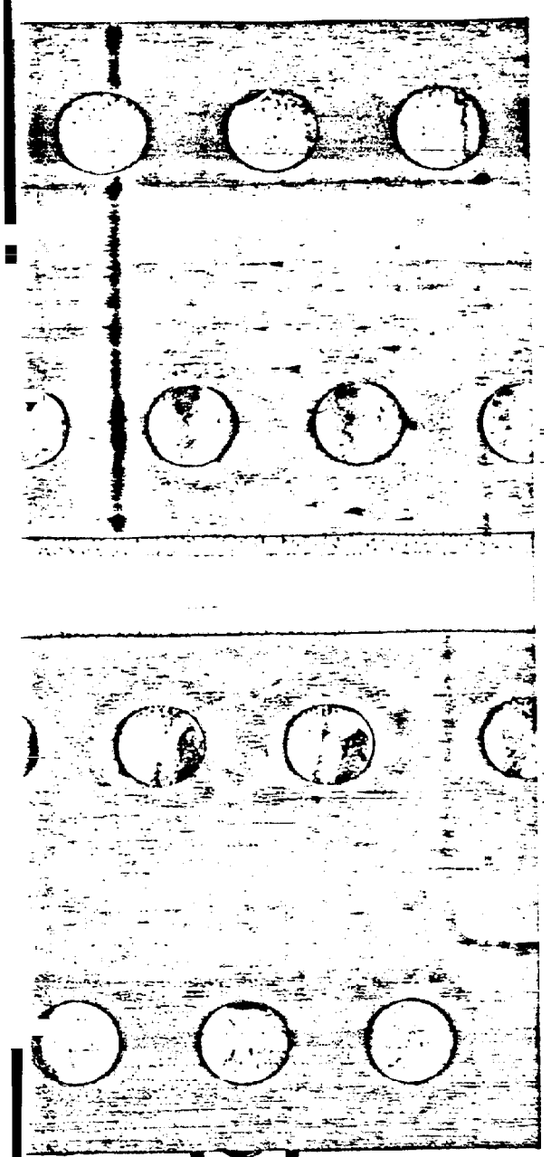
Clerk's fee ..... $ _____

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 _____

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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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
TOTAL	268.00
CHECK	268.00

02/07/97 03 12:15:0001 4428

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271284
IDENTIF. # REFERENCE

97 FEB -7 PM 1:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1114919