BOOK 10592 PG 405

TEETER, Gerald Eugene, Jr.
TENNESSEE

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

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 72 7 298	PROPERTY ADDRESS 1409 Oakhurst Drive (previously known as 26 Oakhurst Drive), Nashville, TN 37216
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 **SHERITA TUCKER, A MARRIED PERSON,** whose address is **327 Hickory Place, Nashville, TN 37214** 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: 3989 09/03 0101 03CHECK 77.45

Being the easterly part of Lot No. 26 on the Map showing subdivision of the Waters Place on Maxey Lane, as of record in Book 332, Page 136 and 137, Register's office for said county, described as follows:

Beginning at a point on the northerly side of Oakhurst Avenue, the intersection with the easterly margin of a 12-foot alley, the southwest corner of said lot; thence in a northwesterly direction, with the easterly margin of said alley; 31 feet, more or less, to a point on said alley 100 feet westerly from the easterly line of said lot; thence northerly and parallel with the easterly line of said lot, 125 feet, more or less, to another 12-foot alley; thence easterly with the southerly margin of said last mentioned alley, 100 feet to the northeast corner of said Lot No. 26, being the northwest corner of Lot No. 27 on said plan; thence southerly, with the line between said Lots Nos. 26 and 27, 150 feet to Oakhurst Avenue; thence westerly, with the northerly side of Oakhurst Avenue 77.9 feet to the beginning.

This conveyance is made subject to the following:
1 **1997 Davidson County taxes.**
2 **Any easements or other matters shown on the Plan of record in Book 332, Pages 136 and 137, Register's Office of Davidson County, Tennessee. Gravel Drive serving subject property encroaches onto the adjoining Lot No. 27, 2 feet, more or less.**

Being the same property conveyed to Grantor by deed from **Arnold M. Weiss, Substitute Trustee, September 6, 1996,** of record in **Book 10181, Page 462,** 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.

PICK-UP

97 SEP -3 PM 12: 22
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 11344185
[illegible] CONVENIENCE

IN WITNESS WHEREOF, Grantor, this 29th day of August, 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, section 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.

HERSHEL W. GOBER
Secretary-Designate 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

[illegible]

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

(38 C.F.R. 36.4342d) BOOK 10592 PG 406

STATE OF TENNESSEE

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 29th day of August A.D.1997.

My commission expires 05/06/01

Brenda Archbold
BRENDA ARCHBOLD
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).

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 $18500 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 29th day of August, 1997
Notary Public or Register
My Commission Expires November 27, 1998

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED
FROM
SECRETARY OF VETERANS AFFAIRS
TO
SHERITA TUCKER, A MARRIED PERSON

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. . . . . $ ____

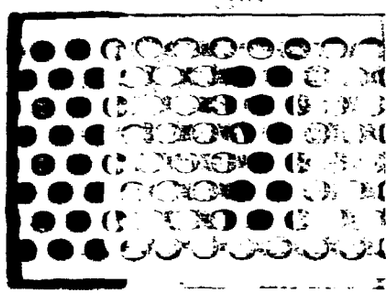
Paid ____ day of ____, 19____, Clerk

When recorded mail to-

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____ BOOK 10592 PG 407

FOR _____

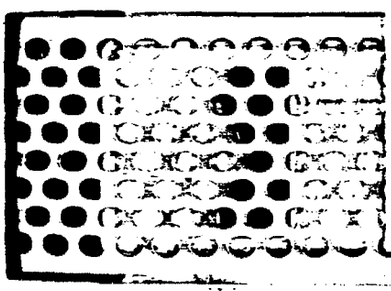
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 18500.00
CON TX 68.45
PRFEE 1.00
WDEED 8.00
TOTAL 77.45
CHECK 77.45

09/03/97 01 12:20 0001 3989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0344185
IDENTIFICATION REFERENCE

97 SEP -3 PM 12:22

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1193470