BOOK 10645 PG 185

SOUTHERN, James

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. **213.00**	PROPERTY ADDRESS **5401 Ashlawn Drive, Nashville, TN 37211**
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 38107**

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 **DUANE O. THEXTON AND WIFE, THANHHUONG THEXTON, TRUSTEES OF THE THEXTON FAMILY TRUST,** whose address is **27786 Deya, Mission Viejo, CA 92692,** 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. 97, ON THE PLAN OF HICKORY VIEW, SECTION 3, AS OF RECORD IN BOOK 6250, PAGE 960, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

This conveyance is made subject to the following:
1 **1997 Davidson County taxes.**

Being the same property conveyed to Grantor by deed from **Robert M. Wilson, Jr., Substitute Trustee,** dated **January 10, 1997,** of record in **Book 10317, Page 390,** in the Register's Office of **Davidson** County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

0358780
IDENTIF. ↑ REFERENCE

97 OCT 14 PM 1:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

9626 10/14 0101 03CHECK 344.78

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

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 **October**, 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 E. 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

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 October A.D.1997.

My commission expires 05/06/01

Brenda Archbold

BRENDA ARCHBOLD
Notary Public
(Official title)

BRENDA ARCHBOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

[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~~ CALIFORNIA, ORANGE COUNTY
I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 60,250 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Duane O. Thexton
Affiant

subscribed and sworn to before me this 10th day of October, 19 97

Sheila M. West
Notary Public or Register

SHEILA M. WEST
COMM...1142980
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. June 21, 2001

SPECIAL WARRANTY DEED
FROM
SECRETARY OF VETERANS AFFAIRS
TO
DUANE O. THEXTON AND WIFE, THANHHUONG THEXTON, TRUSTEES OF THE THEXTON FAMILY TRUST

STATE OF TENNESSEE
MONTGOMERY 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 ____

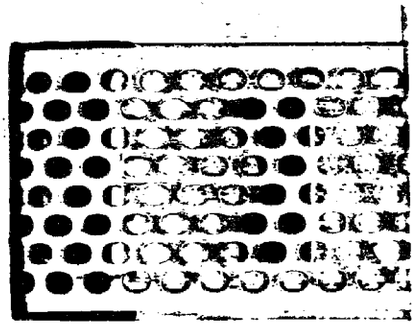
Fee paid, $ _____
Witness my hand,
_____, Register

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 _____

FOR _____

BOOK 10645 PG 187

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

CONT	90750.00
CONV TX	335.75
PRFEE	1.00
MTGEED	8.00
TOTAL	344.75
CHECK	344.75

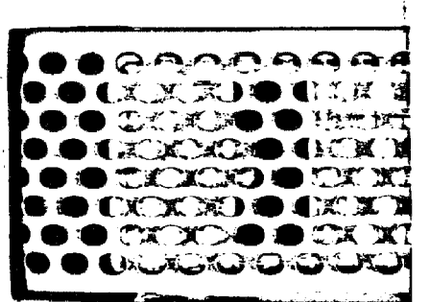
10/14/97 01 13:35 0001 9226

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0358780 IDENTIF. ← REFERENCE

97 OCT 14 PM 1:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1208930