BOOK 10826 PG 405

CHAVOUS, Marvin L.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. **173 4A 145**	PROPERTY ADDRESS **5128 West Oak Highland Drive, Antioch, TN 37013**
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 **RICHARD P. DONAHUE AND WIFE, SONYA C. DONAHUE** 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 Antioch, County of Davidson State of Tennessee, to-wit:

See ADDENDUM for Legal Description.

This conveyance is made subject to the following:

1 **1998 Davidson County taxes.**
2 **All matters shown on Plat recorded in Book 6900, Pages 432, 433, 434, and 435, Register's Office for Davidson County, Tennessee.**
3 **Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7350, Page 24, as re-recorded in Book 7367, Page 587 and as amended in Book 8765, Page 77 and Book 8765, Page 90 and in any allied instrument(s) referred to in said restrictions, Register's Office for Davidson County, Tennessee.**
4 **Charter of Oak Highlands Homeowner's Association, Inc. of record in Book 7337, Page 529, as amended in Book 8765, Page 100, Register's Office for Davidson County, Tennessee.**
5 **Quitclaim Deed for Common Areas to Oak Highlands Homeowner's Association of record in Book 7473, Page 697, Register's Office for Davidson County, Tennessee.**
6 **Easement(s) for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 9487, Page 978, Register's Office for Davidson County, Tennessee.**
7 **Storm Water Detention Agreement of record in Book 7189, Page 379, Register's Office for Davidson County, Tennessee.**
8 **Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services for water and/or sewer distribution system of record in Book 7748, Page 408; Book 7748, Page 412; Book 7748, Page 448; Book 7748, Page 453 and Book 7893, Page 334, Register's Office for Davidson County, Tennessee.**

Being the same property conveyed to Grantor by deed from **Joe M. Kirsch, Substitute Trustee,** dated **October 22, 1997,** of record in **Book 10660, Page 893,** 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 **March**, 19**98**, 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.

TOGO D. WEST, JR.
Acting Secretary of Veterans Affairs

*By _____ [SEAL]
JAY LOVORN

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, JAY LOVORN, 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 March A.D.1998.

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 $165,600.00 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 6th day of March, 1998

_____
Notary Public or Register

My Commission Expires SEPT. 18, 1999

NOTARY PUBLIC STATE OF TENNESSEE MORRIS L. RICHARDSON LARGE

SPECIAL WARRANTY DEED

FROM
SECRETARY OF VETERANS AFFAIRS
TO
RICHARD P. DONAHUE AND WIFE,
SONYA C. DONAHUE

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-

BOOK 10826 PG 407

ADDENDUM

Being Lot No. 145 on the plan of Oak Highlands, Phase 1, as of record in Plan Book 6900, Pages 432, 433, 434, and 435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

RPD
SCD

0408780
IDENTIF. → REFERENCE
98 MAR -6 AM 10:04
PICK-UP

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10826 PG 408

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0408780
IDENTIF. ← REFERENCE

98 MAR -6 AM 10:04

No. 1262408