HELEM, John A., Sr.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. **49 259 & 49 261**	PROPERTY ADDRESS **3407 Knight Road, Whites Creek, TN 37189**
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 **RODERICK C. CLAYBROOKS, AND WIFE, SHARON E. CLAYBROOKS** 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 Whites Creek, County of Davidson State of Tennessee, to-wit:

See ADDENDUM for Legal Description.

This conveyance is made subject to the following:
1998 Davidson County taxes.

Being the same property conveyed to Grantor by deed from **Joe M. Kirsch, Substitute Trustee,** dated **July 16, 1997,** of record in **Book 10535, Page 20,** in the Register's Office of **Davidson** County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

04 18401
IDENTIF. # REFERENCE
98 MAR 30 PM 1:47
FELIX Z. HEBSON II REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

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.

2457 03/30 0101 03CHECK 323.80

IN WITNESS WHEREOF, Grantor, this **11th** 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]
MARY 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)

BOOK 10860 PG 20

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 **11th** day of **March** A.D.19**98**.

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 ____

SPECIAL WARRANTY DEED

FROM
SECRETARY OF VETERANS AFFAIRS
TO
RODERICK C. CLAYBROOKS AND WIFE, SHARON E. CLAYBROOKS

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-

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 $84,000.00 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 30th day of March, 1998

Notary Public or Register

LAMONT BUTLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires November 27, 1999

ADDENDUM

Tract 1:

Being located in the 12th, formerly 21st Civil District of Davidson County, Tennessee, and more particularly described as follows:

Starting at a point in the center of Ewing Road (now known as Knight Road) said starting point being B. F. Sanders southwest corner, and also being a corner of the original Frank P. Bond land, and running thence with the center of Ewing Road North 4 degrees East 302-1/2 feet to a point in the center of said road; thence North 7 degrees 30 minutes East 147-1/2 feet with the center of Ewing Road to the point of beginning of the hereinafter described tract of land; thence North 12 degrees 45 minutes East 300 feet with the center of Ewing Road to a point; thence North 11 degrees 30 minutes East 109.7 feet with the center of Ewing Road to a point in the center of said road, and in line with the south line of concrete bridge over small creek; thence South 80 degrees East and crossing creek 52 feet to a post in fence line on the east bank of said creek; thence South 2 degrees East 246 feet to a post in fence line on the east bank of creek; thence South 37 degrees 30 minutes East 259 feet to a point on east bank of creek; thence South 83 degrees 30 minutes West and crossing creek 86 feet to a locust post on the west bank of creek; thence South 84 degrees 30 minutes, West 27 feet to a locust post; thence South 2 degrees West 82.3 feet to a stake; thence North 86 degrees 30 minutes West 71.5 feet to a stake; thence North 1 degrees West 130 feet to a stake; thence North 80 degrees West 120 feet to the center of Ewing Road and the point of beginning.

Tract 2:

Being located in the 12th, formerly 21st Civil District of Davidson County, Tennessee, and more particularly described as follows:

Starting at a point in the center of Ewing Road (now known as Knight Road), said starting point being the northwest corner of the property conveyed to James Pearson Yates and wife from deed of Record in Book 1852, page 137, Register's Office of Davidson County, Tennessee; thence South 88 degrees West 139.4 feet, thence South 86 degrees 30 minutes East 71.5 feet to a point, said point being the beginning of the hereinafter described tract of land; thence South 86 degrees 50 minutes East 185.5 feet to an iron pin; thence North 56 degrees East 7.0 feet to an iron pin; thence North 70 degrees West 115.5 feet to a point; thence North 47 degrees 30 minutes West 76.5 feet to a point; thence South 84 degrees 30 minutes West 27.0 feet to a point; thence South 2 degrees 00 minutes West 82.3 feet to the point of beginning.

Tract 3:

Being a tract of land in the 21st Civil District of Davidson County, Tennessee.

Beginning 284 feet north of the south corner of the old tract in the Ewing Road and the Old Bond corner, thence in a northerly direction 145 feet to a stake, thence easterly 109 feet to a stake, thence in a southerly direction 145 feet to stake in the north line of the property conveyed to Susie Yates, thence with said line in a westerly direction 109 feet to the point of beginning.

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

RECEIVED OF _____

FOR _____

BOOK 10860 PG 22

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 84000.00
CON TX 310.80
PRFEE 1.00
WDEED 12.00
TOTAL 323.80
CHECK 323.80

03/30/98 01 13:49 0001 2457

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04184401
IDENTIF. ← REFERENCE

98 MAR 30 PM 1:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1272729