EPPS, Eddie E.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. **149 5 140**	PROPERTY ADDRESS **4936 Pebble Creek 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 **IRMA VILLANUEVA AND SPOUSE, JUAN A. VILLANUEVA** whose address is **4936 Pebble Creek Drive, Antioch, TN 37013,** 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:

Described property located in 2nd Civil District, Davidson County, Tennessee, to-wit:

Being Lot No. 74, on the plan of Pebble Creek, Section One as of record in Plat Book 5210, Page 72, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This conveyance is made subject to the following:

1 **1998 Davidson County taxes.**
2 **All matters shown on Plat recorded in Book 5210, Page 72, Register's Office for Davidson County, Tennessee.**
3 **Restrictions, Building Lines and Easements as contained in Book 5210, Page 514, Register's Office for Davidson County, Tennessee.**

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 23,** in the Register's Office of **Davidson** County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

0563 04/30 01:01 03CHECK 399.72

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 **23rd** day of **April**, 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]
KAY 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)

98 APR 30 AM 11:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

043572
IDENTIF. ↑ REFERENCE

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 23rd day of April 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 $ 105,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Irma Villanueva
Affiant

subscribed and sworn to before me this 29th day of April, 19 98

April Morris Notary Public or Register

My Commission Expires SEPT. 18, 1999

SPECIAL WARRANTY DEED

FROM
SECRETARY OF VETERANS AFFAIRS
TO
IRMA VILLANUEVA AND SPOUSE,
JUAN A. VILLANUEVA

STATE OF TENNESSEE
DAVIDSON COUNTY

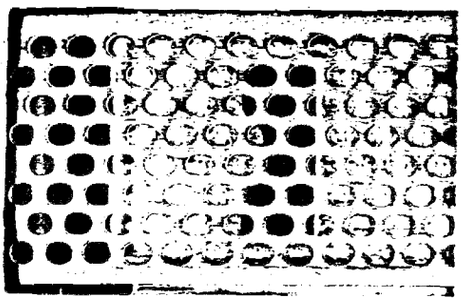
Register's Office

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-



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

RECEIVED OF _____

FOR _____

BOOK 10907 PG 905

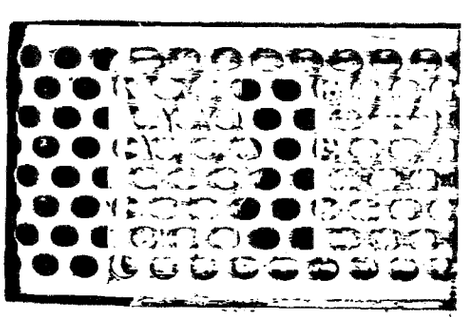
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT	103600.00
CON TX	390.72
PRFEE	1.00
WDEED	8.00
TOTAL	399.72
CHECK	399.72

04/30/98 01 11:29 0001 0563

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0431572
IDENTIF. # REFERENCE

98 APR 30 AM 11:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1286649