BOOK 10996 PAGE 404

CONNER, William D.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. **72 13 46**	PROPERTY ADDRESS **1001 Cahal Avenue, Nashville, TN 37206**
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 **LELAND D. WATTS, A MARRIED PERSON** whose address is **6744 Quiet Lane, Brentwood, TN 37027,** 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 19, Irvington, of record in Book 843, Page 60, 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:
1998 Davidson County taxes.

Being the same property conveyed to Grantor by deed from **Tennessee Housing Development Agency,** dated **April 24, 1997,** of record in **Book 10442, Page 10,** in the Register's Office of **Davidson** County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

98 JUN 29 PM 2:09
ELIX Z. NILSON II REGISTER
DAVIDSON COUNTY, TN.

0456268
IDENTIF. & REFERENCE

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 **16th** day of **June**, 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.
Secretary of Veterans Affairs

*By R. Wayne Brindley [SEAL]
R. WAYNE BRINDLEY

Title **Acting 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, R. WAYNE BRINDLEY, Acting 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 16th day of June A.D.1998.

My commission expires 04/15/2002

MARTHA J. MUNN
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 $ 54000 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 22nd day of June, 1998

Notary Public or Register

My Commission Expires NOV. 27, 1999

6982 06/29 0101 03CHECK 208.80

==========
SPECIAL WARRANTY DEED
==========
FROM
SECRETARY OF VETERANS AFFAIRS
TO
LELAND D. WATTS, A MARRIED PERSON

==========
STATE OF TENNESSEE

DAVIDSON COUNTY

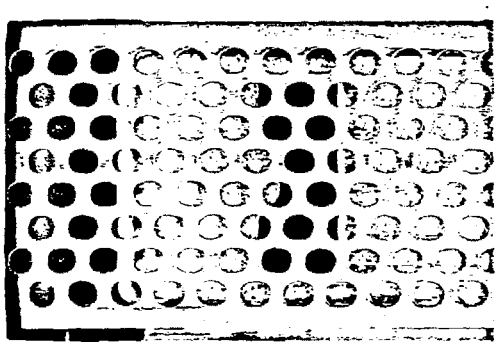
Register's Office

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-

==========



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

RECEIVED OF _____

FOR _____

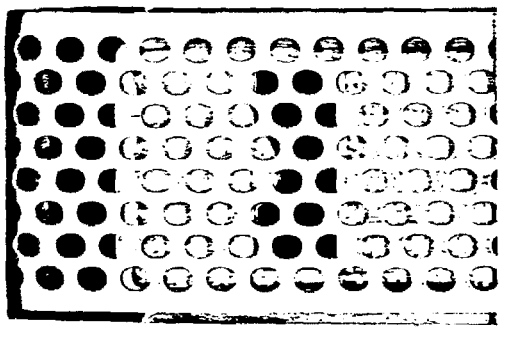
BOOK 10996 PAGE 406

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 54000.00
CON TX 199.80
PRFEE 1.00
TDEED 8.00
ERR CO
TDEED 8.00-
WDEED 8.00
TOTAL 208.80
CHECK 208.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6982



0456268
IDENTIF. ↑ REFERENCE

98 JUN 29 PM 2:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312775