BOOK 11109 PAGE 478

BRIZENDINE, Richard T.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. **86 7 65.00**	PROPERTY ADDRESS **109 Jackson's Retreat Court, Hermitage, TN 37076**
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 **JOAN M. WARNER, A SINGLE PERSON**, whose address is **105 Jackson's Retreat Court, Hermitage, TN 37076** 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 Hermitage, County of Davidson State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 49, on the plan of Jackson's Retreat, Section I, Phase I, as of record in Book 5200, Page 286, Register's Office for Davidson County, Tennessee.

Said Lot No. 49, fronts 31.1 feet on the northerly margin of Jackson's Retreat Court and extends back 134.85 feet on the easterly line and 161.33 feet on the westerly line to a dead line in the rear measuring 144.67 feet thereon.

This conveyance is made subject to the following:

1 **1998 Davidson County taxes.**
2 **Restrictive Covenants contained in an instrument of record in Book 5676, Page 67 in the Davidson County Register's Office.**
3 **Subject to all matters shown on the Plan of record in Book 5200, Page 286 in the Davidson County Register's Office.**

Being the same property conveyed to Grantor by deed from **Sharon D. Bishop, Substitute Trustee,** dated **August 15, 1997,** of record in **Book 10640, Page 742,** 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 **10th** day of **September**, 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 _____ [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)

98 SEP 11 PM 3:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0487016
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 10th day of September 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 $ 72039.00 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 11 day of September, 19 98

Notary Public or Register

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

9887 09/11 0101 03CHECK 277.54

SPECIAL WARRANTY DEED

FROM
SECRETARY OF VETERANS AFFAIRS
TO
JOAN M. WARNER, A SINGLE PERSON

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

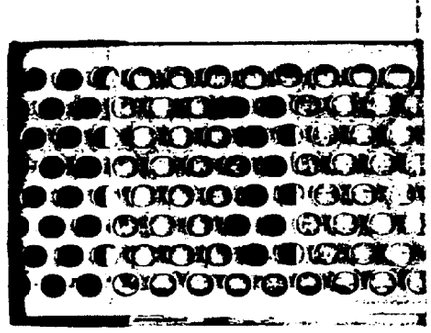
Received for record the _____ day of _____ A.D. 19____, at ____o'clock____M. Noted in Note Book____, page____, and recorded in Book of Deeds____, Vol.____, page____

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 11109 PAGE 480

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

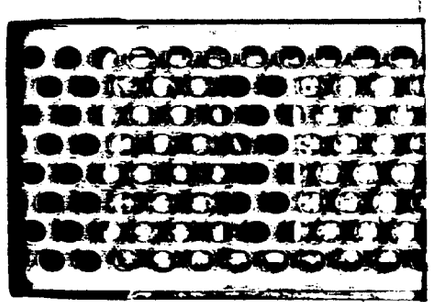
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 72039.00
				CON TX 266.54
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 277.54
				CHECK 277.54
			09/11/98 01	15:46 0001 9887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ◆ REFERENCE 0487016

98 SEP 11 PM 3:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1345288