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TOMLINSON, Robert D.

TENNESSEE

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

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. **65 13 117**	PROPERTY ADDRESS **4813 Shshone Drive, Old Hickory, TN 37138**
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 **DEBORAH J. BAKER AND HUSBAND, CARL BAKER**, 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 Old Hickory, County of Davidson State of Tennessee, to-wit:

Being Lot No. 17 on the plan of Knollview, as of record in Plat Book 6900, Page 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is made subject to the following:

1 **1998 Davidson County taxes.**

2 **Restrictive Covenants of record in Deed Book 4465, Page 184; Deed Book 4482, Page 427; Deed Book 4990, Page 72; Deed Book 6931, Page 283, Register's Office of Davidson County, Tennessee. Minimum Building setback line to be determined by Metro Zoning Department. Survey and Plat sets out the corner of a Public Utility and Drainage Easement at the SE corner of lot. Survey and Plat sets out a 20 foot by 2.5 foot anchor easement at the SW and NE lot corners. Survey and Plat sets out a 10 foot Sewer Easement of reducing width across the westerly margin of lot. Survey and Plat sets out a 10 foot Sewer Easement of reducing width across the northerly margin of lot.**

Being the same property conveyed to Grantor by deed from **Arnold M. Weiss, Substitute Trustee,** dated **May 6, 1998,** of record in **Book 10935, Page 23,** 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 **15th** 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 R. Wayne Brindley [SEAL]
R. WAYNE BRINDLEY

Title **Acting Loan Guaranty Officer**

Witness

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 17 PM 1:26
FELIX E. DUNCAN, REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0488939
IDENTIFICATION REFERENCE

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 15th day of September A.D.1998.

My commission expires 04/15/2002

* Martha J. Munn
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

(1) or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $106,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Deborah J. Baker
Affiant

Subscribed and sworn to before me this 16th day of September, 19 98

Notary Public or Register

My Commission Expires SEPT. 18, 1999

SPECIAL WARRANTY DEED
FROM
SECRETARY OF VETERANS AFFAIRS
TO
DEBORAH J. BAKER AND HUSBAND,
CARL BAKER

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
1965 09/17 0101 03CHECK

When recorded mail to-

405.42

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

RECEIVED OF _____

FOR _____

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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
			CAVT	
				106600.00
			CON TX	394.42
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	405.42
			CHECK	405.42
		09/17/98	01	13:26 0001 1965

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0488939
IDENTIFICATION REFERENCE

98 SEP 17 PM 1:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1347338