BOOK 11167 PAGE 360

GROOMS, Richard A.

TENNESSEE

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

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. **81 10 366**	PROPERTY ADDRESS **2401 Buchanan Street, Nashville, TN 37208**
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 Quite 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 No. 4 on the Plan of Cobb's Subdivision of Lot No. 6 of the Subdivision of Harding Bosley Tract, as of record in Book 161, Page 155, Register's Office for said County, described as follows:

Beginning on the southerly margin of Hydes Ferry Pike or Buchanan at the common corner of Lot Nos. 4 and 5; thence with the line between said lots, southerly 158 feet to a point at the common corner of Lot Nos. 4, 5, 32 and 33 on said plan; thence with the line between Lots 4, 33 and 34 westerly to the westerly margin of 24th Avenue North; thence with the margin of the same, northwesterly 161.9 feet to a point in the southerly margin of Hydes Ferry Pike or Buchanan Street; thence with the southerly margin of the same, westerly 50 feet to the point of beginning.

This conveyance is made subject to the following:
1 1998 Davidson County taxes.
2 Subject to all matters shown on the Plan of record in Book 161, Page 155, said Register's Office.

Being the same property conveyed to Grantor by deed from **Union Planters Bank of Middle Tennessee,** dated **May 26, 1998** of record in **Book 11030, Page 416,** 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 **October**, 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 [signature] [SEAL]
JAY LOVORN
Title **Loan Guaranty Officer**

MAIL ENV.

Witness:
*
*

98 OCT 23 AM 10:55
ALL STATE TAX REGISTER
DAVIDSON COUNTY, TN.

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)

0503125
IDENTIFICATION REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 15th day of October 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 $ 45,525 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 20th day of Oct 19 98

Notary Public or Register

My Commission Expires NOV. 27, 1999

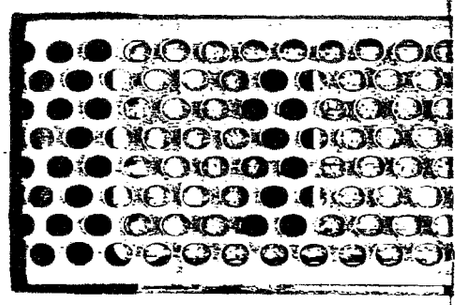
7000 10/23 0101 03CHECK 179.44

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-

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

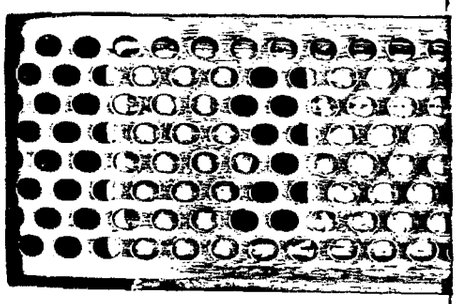
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 45525.00
				MOR TX 168.44
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 179.44
				CHECK 179.44
			10/23/98 01	10:56 0001 7000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0503125
IDENTIF. # REFERENCE

98 OCT 23 AM 10:55

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN



No. 1362197