PORCHE, Charles F., Jr.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. **33 16 98 11D 35713 & 33 16 99 11D 35712**	PROPERTY ADDRESS **1132-1138 North Graycroft Avenue, Madison, TN 37115**
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 **GARY F. DILLARD, A SINGLE PERSON**, whose address is **1339 General George Patton Road, Nashville, TN 37221** 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 Madison, County of Davidson State of Tennessee, to-wit:

Lots 91 and 92, on the Plan of Primrose Meadows, Section 2, of record in Book 4860, Page 105, and amended in Book 5711, Page 866, Register's Office for said County, to which said plan reference is made for a more complete and accurate description thereof.

This conveyance is made subject to the following:

1 **1998 Davidson County taxes.**

2 **Subject to restrictive covenants of record in Book 5039, Page 481, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth in Plan of Record Book 4860, Page 105, as amended in Book 5711, Page 866, Register's Office for said County.**

Being the same property conveyed to Grantor by deed from **Arnold M. Weiss, Substitute Trustee,** dated **September 16, 1997** of record in **Book 10615, Page 84,** in the Register's Office of **Davidson** County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

0510609

IDENTIFICATION REFERENCE

PICK-UP

98 NOV -9 PM 3:28

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

[redacted]1/09 0101 03CHECK 752-85

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 **3rd** day of **November**, 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)

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 3rd day of November 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 $20,500 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.
Gary F. Dillard
Affiant
subscribed and sworn to before me this 9th day of Dec. 19 98
Theresa V. Wood
Notary Public or Register

My Commission Expires July 25, 2000

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

SPECIAL WARRANTY DEED
FROM
SECRETARY OF VETERANS AFFAIRS
TO
GARY F. DILLARD, 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 11197 PAGE 386

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	
				200500.00
			CON TX	741.85
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	752.85
			CHECK	752.85
		11/09/98	01	15:31 0001 4945

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0510609
IDENTIF. # REFERENCE

98 NOV -9 PM 3:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1370069