BOOK 11226 PAGE 244

BOLTON, Douglas S.

TENNESSEE

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

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. **52 13 B3B.CO**	PROPERTY ADDRESS **2317 Benay Road, Nashville, TN 37214**
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 **LORNA G. YOUNG, A SINGLE PERSON**, 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 Nashville, County of Davidson State of Tennessee, to-wit:

A certain condominium in Davidson County, Tennessee, described as follows: BEING Unit No. 53 as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase II-A, of record in Book 6900, Page 818, said Register's Office, submitted to said Master Deed and Bylaws by instrument of record in Book 7724, Page 289, said Register's Office, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and Bylaws, as may from time to time by amended as provided therein.

This conveyance is made subject to the following:

See Addendum for Conveyance.

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 15,** 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 **25th** 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)

98 DEC -1 AM 10:30
DAVIDSON COUNTY, TN. REGISTER

MAIL ENV.

0518328
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 25th 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 $69,000.00 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 1ST day of December, 1998
Notary Public or Register

SPECIAL WARRANTY DEED
FROM
SECRETARY OF VETERANS AFFAIRS
TO
LORNA G. YOUNG, 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-

ADDENDUM

This conveyance is made subject to the following:

1. **1999 Davidson County Taxes.**
2. **Subject to all matters shown on the Plan of record in Book 6900, Page 818, in Register's Office for Davidson County, Tennessee.**

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the Bylaws for the administration thereof; also subject to the easements, right sand interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Glen Condominiums, Phase 11-A, of record in Book 7566, Page 571, and made applicable to Phase II-A, of record in Book 7724, Page 289, Register's Office for Davidson County, Tennessee.

Flowage easement to the United States of America of record in Book 2200, Page 119, said Register's Office.

Easement for a 20 foot roadway to the United States of America of record in Book 186, Page 559, said Register's Office.

Easement to Metropolitan Government of Nashville and Davidson County, Tennessee for Electric Power Transmission Lines, of record in Book 3961, Page 681, said Register's Office.

3143 12/01 0101 03CHECK 270-3

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 69000.00
				CON TX 255.30
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 270.30
				CHECK 270.30
			12/01/98 01	10:30 0001 3143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0518328
IDENTIF. # REFERENCE

98 DEC -1 AM 10:30
REGISTER
DAVIDSON COUNTY, TN.

No. 1378176