BOOK 11227 PAGE 332

McCLAIN, Bobby L.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. **058 150 149.00**	PROPERTY ADDRESS **4125 Timothy Drive, Nashville, TN 37218**
SEND TAX NOTICES TO: 4048 Boyd Drive Nashville TN. 37218	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 **WINSTON WALKER, A MARRIED 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:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Creekwood North, of record in Book 4675, Page 16, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bobby L. McClain and wife, Lizzie A. McClain by deed from Curtis Ellis Construction Co., of record in Book 6834, Page 75, Register's Office for Davidson County, Tennessee. Property was further conveyed to Lizzie Almedia Bragg by Quitclaim Deed of Record in Book 9351, Page 515, Register's Office for said county.

This conveyance is made subject to the following:

1 **1999 Davidson County taxes.**
2 **Subject to any restrictions of record in Book 4765, Page 567, Book 4735, Page 545, ROD Davidson County.**
3 **The Plan of record in Book 4675, Page(s) 16, said Register's Office shows a 30 foot minimum building setback line and a 10 foot public utility easement along the rear of subject lot.**

Being the same property conveyed to Grantor by deed from **Great Financial Bank, FSB**, dated **January 23, 1998** of record in **Book 10807, Page 103,** in the Register's Office of **Davidson** County, Tennessee.

PICK-UP

98 DEC -1 PM 2:04
R.L. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
051 8550

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.

3417 12/01 0101 03CHECK 325.87

IN WITNESS WHEREOF, Grantor, this **27th** 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 27th day of November 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

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 85,100 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 1 day of Dec 19 98

Notary Public or Register

My Commission Expires JULY 27, 2002

SPECIAL WARRANTY DEED

FROM

SECRETARY OF VETERANS AFFAIRS

TO

WINSTON WALKER, 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

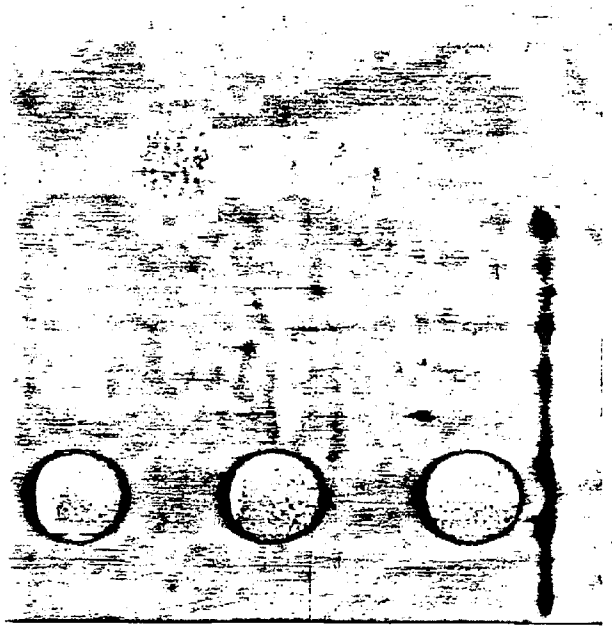
State tax ..... $ _____

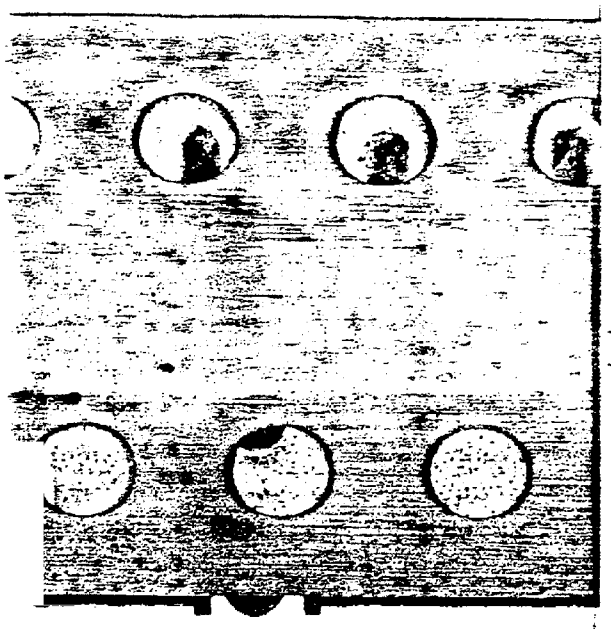
Clerk's fee ..... $ _____

Total ..... $ _____

Paid _____ day of _____, 19 ____, _____, Clerk

When recorded mail to-





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

RECEIVED OF _____

FOR _____

BOOK 11227 PAGE 334

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			MAMT 85100.00	
			ERR CO	
			MAMT 85100.00-	
			CAMT 85100.00	
			CON TX 314.87	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 325.87	
			CHECK 325.87	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/01/98 01 14:04 0001 3417

05I8550
IDENTIF. # REFERENCE

98 DEC -1 PM 2:04

JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1378448