VA Form 26-6440a (CG) - Revised May 1998
Section 1820 Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO. 148 060 134.00	PROPERTY ADDRESS 3731 Bakertown Road	Nashville, TN 37211
SEND TAX NOTICES TO: 1221 Jacksonview Road, Hermitage, TN 37076	THIS INSTRUMENT PREPARED BY: Ronald H Dooley, Atty, VARO, Nashville, TN 37203	

20-20-6-0388239

BOOK 11435 PG. 472

SPECIAL WARRANTY DEED

FILE BOX 45

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

TONY JOSEPH SEMAN, A SINGLE PERSON
whose address is
1221 Jacksonview Road
Hermitage, TN 37076

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. 6 on the map of Mangum Heights Subdivision of record in Plat Book 2330, Page 147, Register's Office for said county, to which reference is made for a more complete description.

This conveyance is made subject to the following:
1 1999 Davidson County taxes.
2 Restrictive Covenants, of record in Book 2745, Page 621, Register's Office for Davidson County, Tennessee. The Plan of record in Book 2330, Page 147, said Register's Office, shows a 30 foot minimum building setback line from Bakertown Road, a 7.5 foot public utility easement along the northerly lot line, a 10 ft. public utility easement across the rear lot line.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated March 31, 1998, of record in Book 10879, Page 356, in the Register's Office of Davidson County, Tennessee.

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 7th day of April , 1999 , 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, sections 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.

0575252

IDENTIFICATION REFERENCE

99 APR 16 PM 2:26

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

REAL ESTATE TRANSFER TAX 217.81

Witness:

* _____

* _____

The Secretary of Veterans Affairs

*By _____ (SEAL)
JAY LOVORN
Title Loan Guaranty Officer

VETERANS AFFAIRS REGIONAL OFFICE
NASHVILLE, TN Phone 615-736-5241

Authorization pursuant to a delegation of authority contained in VA Regulations (38 C.F.R. 36.4342d)

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

BOOK 1435 PG. 473

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, 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 7th day of April , 1999.

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, DAVIDSON COUNTY,

Register's Office, _____ , _____ .

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 _____, at _____ o'clock _____ M., and entered in Note Book _____, Page _____

Tony Joseph Seman

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is
$55,900.00
Subscribed and sworn before me, this the 14th day of April 1999.

Patricia Nicholls
Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 3/24/01

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

TONY SEMAN, A SINGLE PERSON

STATE OF TENNESSEE

_____ COUNTY

Register's Office

Received for record the _____ day of _____

_____ A.D. _____

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 _____, _____

_____, *Clerk.*

When recorded mail to--

626259

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

BOOK 11435 PG. 474

0575252

IDENTIFICATION REFERENCE

99 APR 16 PM 2:26

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	55900.00
CON TX	206.81
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	217.81
CHECK	217.81

04/16/99 01 -14:28 0001 3621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452583