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

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO. 136 16 3	PROPERTY ADDRESS 3710 FOLKSTONE DRIVE ANTIOCH, TN 37013	
SEND TAX NOTICES TO: Dept of VA (264) 110-9th Ave S, Nashville, TN 37203		THIS INSTRUMENT PREPARED BY: Ronald H Dooley, Atty, VARO, Nashville, TN 37203

20-20-6-0436118
20-20-7-0013275

SPECIAL WARRANTY DEED BOOK 11448 PG. 28

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
TERRI D. BABB, A SINGLE PERSON
whose address is
3710 FOLKSTONE DRIVE
ANTIOCH, TN 37013
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 Antioch, County of Davidson, State of Tennessee, to-wit:
Land in Davidson County, Tennessee, being Lot No. 75-A, Zone Lot Division, Lots 74 through 77, Chelsea of Priest Lake, Section 1-A, of record in Book 5200, Page 696, amended in Book 6250, Page 36, said Register's Office. Said Lot No. 75-A fronts 45.08 feet on the northeasterly side of Folkstone Drive and runs back 143.68 feet on the southeasterly line, which is a broken line and 130.0 feet on the northwesterly line to a line in the rear which measures 28.72 feet thereon.
This conveyance is made subject to the following:
1 1999 Davidson County taxes.
2 Restrictive covenants contained in an instrument of record in Book 6213, Page 806, Register's Office for Davidson County, Tennessee. Subject to all matters appearing on the Plan of record in Book 5200, Page 36, said Register's Office. Easements for utility service and party walls for used in common with owners of attached and appurtenant improvements.
Being in the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitute Trustee, dated September 16, 1998, of record in Book 11128, Page 567, 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 22nd 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.

The Secretary of Veterans Affairs

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

Witness:

* _____

* _____

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 11448 PG. 29

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 22nd 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]

PLEASE RETURN TO: PICK-UP

*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 _____

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 $ 73,600.00 which is greater than the amount which I (we) would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of April 1999

Notary Public or Register

My Commission Expires SEPT. 18, 1999

My Commission Expires SEPT. 18, 1999

0578837

FILED FOR RECORD
APR 27 1999 AM 9:21
DAVIDSON COUNTY TENN.

7452 04/27 0101 03CHECK 283.32

626259

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

TERRI D. BABB, 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 _____, Register.

page _____, and recorded in Book of Deeds _____

Vol. _____, page _____

Fee paid, $ _____

Witness my hand, _____, Clerk.

State tax ..... $ _____

Clerk's fee ..... $ _____

Total ..... $ _____

Paid _____ day of _____, _____

_____, Clerk.

When recorded mail to--

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11448 PG. 30

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

0578837

99 APR 27 AM 9:21

CAMT 73600.00
CON TX 272.32
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 283.32
CHECK 283.32

04/27/99 01 09:23 0001 7452

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477383