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

TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO. 135 14 A 110	PROPERTY ADDRESS 836 ROCKY MOUNTAIN PKWY	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	

20-20-6-0429826
20-20-7-0013289

FILE BOX 45

SPECIAL WARRANTY DEED

BOOK 11471 PG. 807

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
ADAM C.LATHAM AND WIFE, SUZANNE M. LATHAM
whose address is
836 ROCKY MOUNTAIN PKWY
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:

See Addendum for Legal Description.

This conveyance is subject to the following:
See Addendum for Restrictions.

Being the same property conveyed to Grantor by deed from M & I Mortgage Corporation, dated July 28, 1998, of record in Book 11295, Page 891, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

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

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 May , 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.

IDENTIF. & REFERENCE

99 MAY 10 PM 2:40

BILL BOYD REGISTER
DAVIDSON COUNTY, TN.

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 11471 PG. 808

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 3rd day of May, 1999.

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, 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 $ 142,500.00 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 6th day of May 1999

_____
Notary Public or Register 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

ADAM C. LATHAM AND WIFE, SUZANNE M. LATHAM

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

BOOK 11471 PG. 809

FILE BOX 45

ADDENDUM

Legal Description:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Phase Three Pinnacle Point Subdivision, of record in Book 6900, Page 391 and 392, Register's Office for said county.

Said Lot No. 67 fronts 61.09 feet on the broken southerly margin of Rocky Mountain Parkway and extends back 115.39 feet on the easterly line and 102.55 feet on the westerly line to a dead line in the rear, measuring 69.58 feet thereon.

This conveyance is subject to the following:

1 1999 Davidson County taxes.

2 Plan sets out building envelope.

3 Subject to exceptions on the Plan of record in Plat of record in Plat Book 6900, Page 391, and 392 said Register's Office. Said Plan shows a 20 foot minimum building setback line from Rocky Mountain Parkway, together with a designated building site and 10 foot easement for public utility and drainage purposes along the broken front and rear line(s) and a 2.5 x 25 foot utility anchor easement located on both front corners of said lot. Subject to 5 foot Minimum Building Setback Line in the front and rear.

4 Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7032, Page 730 and amended in Book 7067, Page 739 and Book 6495, Page 169, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

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

98 134 RECORDED 10:00 07/30 7456

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 11471 PG. 810

0585000

IDENTIFICATION REFERENCE

99 MAY 10 PM 2:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	AMT
	112500.00
CON TX	416.25
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	431.25
CHECK	431.25

05/10/99 01 14:44 0001 3941

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1458596