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

BOOK 11475 PG. 705 TENNESSEE

INFORMATION FOR TAX ASSESSOR		
TAX PARCEL NO. 149 07 A 112.00	PROPERTY ADDRESS 609 CADOGAN COURT 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	

20-20-6-0413824
20-20-7-0013295

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
DAMON JEFFERSON AND WIFE, DONNA JOYCE JEFFERSON
whose address is
609 CADOGAN COURT
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:

Being Lot Number 112 on the Plan of Section 1, Chelsea Village, of record in Plat Book 7900 at Page 119 thru 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

See Addendum for Restrictions.

Being the same property conveyed to Grantor by deed from Clifton E. Darnell, Substitute Trustee, dated December 17, 1998, of record in Book 11279, Page 169 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 7th 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.

0586123

IDENTIFICATION REFERENCE

99 MAY 12 PM 1:13
ALL GRANTEE IN REGISTER
DAVIDSON COUNTY, TN.

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

STATE OF TENNESSEE, DAVIDSON COUNTY
MAY 12 '99 01:01 OSHECK
414.50

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

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 May ,1999.

My commission expires 04/15/2002

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

*MARTHA J. MUNN

Notary Public

(Official Title)

*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 $ 108,000 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 11 day of May 1999

Notary Public or Register

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

DAMON JEFFERSON AND WIFE, DONNA JOYCE JEFFERSON

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 11475 PG. 707

ADDENDUM

This conveyance is made subject to the following:

1 **1999 Davidson County taxes.**

2 **Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 7900, Page 119 thru 121, in the Register's Office of Davidson County, Tennessee.**

3 **Subject to declaration of covenants and restriction contained in instrument of record Book 8082 at Page 329. Addendum to declaration of covenants and restrictions in Book 8083, Page 386 and amendment of record in Book 8842, Page 434, Register's Office for said county, to which reference is hereby made.**

4 **Subject to terms and provisions together with the right of assessment as contained in the By-Laws of the Section 1, Chelsea Village Homeowner's Association of record in Book 8082 at Page 348, Register's Office for said county.**

5 **Deed conveying common area to Chelsea Village Homeowner's Association of record in Book 8838, Page 542, said Register's Office.**

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

FILE BOX 45

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11475 PG. 708

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

0586123
IDENTIFICATION/REFERENCE

99 MAY 12 PM 1:13
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	108000.00
CON TX	399.60
PRFEE	1.00
MDEED	12.00
CFEE	2.00
TOTAL	414.60
CHECK	414.60

05/12/99 01 13:16 0001 5143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459788