VA Form 26-6440a (CG) - Revised October 1999
Section 1820 Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 134 14 15	PROPERTY ADDRESS 3335 JOHNAKIN DRIVE ANTIOCH, TN 37013
SEND TAX NOTICES TO: VA (264) 110-9th Avenue South, Nashville, TN 37203	THIS INSTRUMENT PREPARED BY: Ronald H Dooley, Atty, VARO, Nashville, TN 37203

20-20-6-0432057
20-20-7-0013458

BOOK 11744 PAGE 173

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
DARRYL L. GRIFFIN AND WIFE, NIYAH E. GRIFFIN
whose address is
3335 JOHNAKIN 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:

Being Lot No. 63 on the Plan of Luna Heights, Section Three, as of record in Plat Book 2900, Page 138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is made subject to the following:

See ADDENDUM for Restrictions.

Being the same property conveyed to Grantor by deed from Tennessee Housing Development Agency, dated July 22, 1999, of record in Book 11592, Page 784, 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 5th day of November , 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.

PICK-UP

0657743

Witness:

*

*

279.92 TN-TIL 03 OCT 21 01:01 03CHECK

The Secretary of Veterans Affairs

*By JA LOVORN (SEAL)

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 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, 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 5th day of November , 1999.

My commission expires 04/15/2002

*Martha J. Munn
MARTHA J. MUNN

Notary Public
(Official Title)

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

BOOK 11744 PAGE 174

*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 $ 41,600.00 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 before me this 15th day of November, 1999.

_____
Notary Public or Register

MORRIS W. RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires MAY 28, 2003

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

DARRYL L. GRIFFIN AND WIFE, NIYAH E. GRIFFIN

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

ADDENDUM BOOK 11744 PAGE 175

Restrictions:

1 **2000 Davidson County taxes.**
2 **Restrictive Covenants of record in Deed Book 3182, Page 244, Register's Office for Davidson County, Tennessee.**
3 **Survey and Plat sets out a 30 foot Minimum Setback Line from Johnakin Drive.**
4 **Subject to sewer easement to Metro in Deed Book 6181, Page 61, ROD Davidson Co., TN.**
5 **Survey and Plat sets out a 10 ft. Public Utility and Drainage Easement along the rear of said lot line.**
6 **Survey and Plat sets out a 30 ft. by 2.5 ft. Anchor Easement at the southeast lot corner.**

D.L.G.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11744 PAGE 176

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

0657743

11/16/99 10:16

CAMT	71600.00
CON TX	264.92
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	279.92
CHECK	279.92

11/16/99 01 10:17 0001 1700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539373