MANGRUM, Michael W.
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TENNESSEE

VA Form 26-6440a - MAY 1968
Section 1820, Title 38, U.S.C.

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map 38 Par. 40	PROPERTY ADDRESS 5217 Eatons Creek Drive Nashville, Tennessee 37218
SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration Regional Office 110 9th Avenue South, Nashville, TN 37203	THIS INSTRUMENT PREPARED BY: Thomas M. Moore, Attorney VA Regional Office, Nashville, TN 37203

SPECIAL WARRANTY DEED

THIS DEED, between the Administrator of Veterans' Affairs, an Officer of the United States of America, whose address is Veterans Administration, Washington, D. C. 20420, hereinafter called Grantor, and

John Wesley Edwards and wife, Carol Sue Edwards

whose address is Nashville, Tennessee

, 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, and State of Tennessee, to wit:

Being a house and tract of land located in the 14th Civil District of Davidson County, Tennessee, more described, to wit:

BEGINNING at a point in the center of Eaton's Creek Road; thence S 78° 34' W 210 feet to a 30 foot white oak in fence line; thence N 81° 20' W 249.0 feet to a point; thence N 31° 50' W 718.0 feet to a point; thence N 29° 30' E 228 feet to a point; thence S 88° 50' E 227.5 feet to a point; thence S 77° 30' E 85.9 feet to a point; thence S 50° 50' E 126.5 feet to a point; thence S 34° 01' E 125 feet to a point; thence S 14° 10' E 453.3 feet to a point; thence S 30° E 205.7 feet to the point of beginning.

This conveyance is made subject to 1979 Davidson County taxes.

Being the same property conveyed to grantor by deed from Great American Federal Savings & Loan Association dated July 5, 1978, recorded in Book 5317, page 489 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 and his 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 15th day of January, 1979, has caused this instrument to be signed in his name and on his behalf by the undersigned Loan Guaranty Officer, being thereunto duly appointed, qualified and acting pursuant to sections 212 and 1820 of Title 38, United States Code, and sections 36:4342 and 36:4520 of the Regulations pursuant thereto, as amended, and who is authorized to execute this instrument.

* MAX CLELAND

As Administrator of Veterans' Affairs.

Witness:

*By GEORGE S. FOSTER

Loan Guaranty Officer.

Authorization recorded in Vol. Book 5242 of the -- records of the Register's office of the County in which the above-described property is situated, at page 615.

F. I. 8. 7. 1. *

IDENTIFICATION REFERENCE

JAN 23 11 32 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Before me personally appeared George S. Foster,

to me known to be the person who executed the foregoing instrument in behalf of Max Cleland

_____, as Administrator of Veterans' Affairs, who, being by me duly sworn, stated that he is a Loan Guaranty Officer of the Veterans Administration, an agency of the United States Government, and is duly authorized to execute this deed on behalf of said Administrator, and acknowledged that he voluntarily executed the same as the free act and deed of said Administrator.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 15th day of Jan. A. D. 19 79.

My commission expires October 18, 1981.

*Phyllis M. Miller

Phyllis M. Miller
Notary Public
(Official title)

OFFICERS HAVING SEAL MUST IMPRESS SEAL

JAN23 79 CONV 48,400.00
JAN23 79 S'TAX B* 125.84
JAN23 79 PR'FEE B* .50
JAN23 79 W'DEED B* 4.00 * 130.34

*Print, typewrite, or stamp names of Administrator of Veterans' Affairs and Loan Guaranty Officer; 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, _____ COUNTY.

Register's Office, _____, 19__

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 _____, 19__, at ____ o'clock ____ M., and entered in Note Book ____, Page _____

STATE OF TENNESSEE Davidson COUNTY

I or we severally swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $48,400 — which amount is the total or part of that amount which the property transferred would command at a fair [illegible]

John Wesley Edwards

Subscribed and sworn to before me this 17 day of January 1979

James H. Graves
Notary Public or Register

JAMES H. GRAVES
Notary
Commission Expires Feb. 6, 1980

Special Warranty Deed

FROM ADMINISTRATOR OF VETERANS' AFFAIRS

TO JOHN WESLEY EDWARDS and wife, CAROL SUE EDWARDS

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

Received for record the ____ day of ____ A. D. 19__ 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 ____, 19__, ____, Clerk.

When recorded mail to—

560517

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