POWELL, John R.

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

BOOK 5431 PAGE 631 **TENNESSEE**

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 43-12-30	PROPERTY ADDRESS 152 Rio Vista Drive Madison, Tennessee 37115
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 H. Hyder, Sr., and wife, Tawanda J. Hyder

whose address is Madison, 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 Madison, County of Davidson, and State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 25 and all of Lot No. 26 on the Revised Plan of Myatt-Eagan Subdivision, Block B, as of record in Book 1424, page 107, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 1979 Davidson County taxes.
2. The Plan of record in Book 1424, page 107, shows a 30 foot minimum building setback line and a 10 foot public utilities easement.

Being the same property conveyed to Grantor by deed from Churchill Mortgage Corporation, dated August 31, 1978, recorded in Book 5338, page 739, in the Register's Office for 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 25th day of April, 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

* GEORGE S. FOSTER

Loan Guaranty Officer.

*

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

STATE OF TENNESSEE

BOOK 5431 PAGE 632

880 05/07 79.38- CHECK

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 25th day of Apr. 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

PHYLLIS M. MILLER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

*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 hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 18,000.00, 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 ____ day of _____, 19__.

Notary Public or Register

FELIX P. WILSON REGISTER DAVIDSON COUNTY, TENN.

MAY 7 9 03 AM '79

IDENTIF. REFERENCE

Mail ans.

F-27907

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

JOHN H. HYDER, SR. and wife,

TAWANDA J. HYDER

STATE OF TENNESSEE

SHELBY 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 _____, 19__

day of _____, _____, Clerk.

When recorded mail to—

560517

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5431 PAGE 633

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28800.00- CO	
			74.88 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	79.38-
0890A	05/07/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F27907
1
Deputy Register
MAY 7 9:03 AM '79
Felix Z. Wilson, II Register
Davidson County, Tenn

No. 682087