LOUDERBACK, Robert H.

VA Form 26-6440a - MAY 1968 111.02- CHECK
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.: 11D-60665	PROPERTY ADDRESS: 800 Bixler Avenue Memphis, Tennessee 37115
SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration Regional Office 110 9th Ave., South Nashville, Tenn. 37203	THIS INSTRUMENT PREPARED BY: Thomas M. Moore, Attorney VA Regional Office, Nashville, Tenn. 37203

SPECIAL WARRANTY DEED

BOOK 5556 PAGE 960

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
AUGUSTUS E. HELMS and wife, RENA A. HELMS,

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:

LAND in Davidson County, Tennessee, being Lot No. 9, Block A on the plan of Cedarcrest Estates, of record in Book 974, page 15, Register's Office for said County.

SAID Lot No. 9 fronts 101.0 feet on the easterly margin of Bixler Avenue and extends back between parallel lines 191.5 feet to a dead line.

This conveyance is made subject to the following:

1. 1980 Metropolitan Nashville taxes.
2. A 20 foot easement for sanitary sewers and/or storm drainage along the rear line of said lot and extending 30 feet southwardly from the northerly line thereof and a 10 foot temporary construction easement westerly of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 4851, page 466, said Register's Office.

Being the same property conveyed to Grantor by deed from Collateral Investment Company, dated September 20, 1979, of record in Book 5508, Page 716, 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 10th day of January, 1980, 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 Book 5242, Pg. 615 of the --- records of the Register's office of the County in which the above-described property is situated, at page ---.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 5556 PAGE 961

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 10th day of January A. D. 1980

My commission expires October 18, 1981.

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

*Phyllis M. Miller

PHYLLIS M. MILLER

Notary Public

(Official title)

*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 the property transferred whichever is greater is $ 40,200.00 and that the amount which the property would command at a fair voluntary sale is $ _____

Augustus E. Helms

Subscribed and sworn to before me this 18th day of January, 1980

Notary Public or Register

MY COMMISSION EXPIRES FEB 5, 1980

FILED FOR RECORD REGISTER DAVIDSON COUNTY, TENN.

JAN 18 10 41 AM '80

IDENTIFICATION REFERENCE

F 72802

560517

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

AUGUSTUS E. HELMS and wife,

RENA A. HELMS

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—

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5556 PAGE 962

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

40200.00- CO
104.52 CO TX
.50 PRFEE
6.00 WDEED
CHECK 111.02-
7986A01/16/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 72802

IDENTIF. REFERENCE

JAN 18 10 42 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 737476