TURNEY, Alfred

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

BOOK 5658 PAGE 836 TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 51-10 Par 239	PROPERTY ADDRESS 3875 Crouch Nashville, Tennessee 37207
SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration Regional Office 110 9th Ave., South, Nashville, Tennessee 37203	THIS INSTRUMENT PREPARED BY: Thomas M. Moore, Attorney VA Regional Office, Nashville, Tenn. 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

CLAUDF P. GRANT and wife, WANDA J. GRANT,

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 Lot No. 588, on the Plan of Haynes Manor, Section 5, as of record in Book 4460, Page 35, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the following:
1. 1980 Metro Nashville Taxes.
2. Restrictions of record in Book 4549, Page 992, and amended in Book 4650, Page 232, Register's Office of Davidson County, Tennessee.
3. 10 foot public utility and drainage easement along the westerly lot line as shown on the survey by John Kohl dated February 7, 1977, same as shown on recorded plat.
4. 30 foot minimum building setback line as of record in Book 4460, Page 35, Register's Office, Davidson County, Tennessee.

The holders of the indebtedness described herein shall have the option at any time to require Grantors to pay to the Holders of the indebtedness in addition to and concurrent to the monthly installment of principal and interest and escrow for taxes and hazard insurance, a sum equal to one-twelfth of the annual flood insurance premium in the event the Holder of the indebtedness requires flood insurance and same is available under the National Flood Insurance Act of 1968 or subsequent similar legislature; said sum to be held in escrow without liability on the part of the Holder of the indebtedness for interest thereon and to be used in payment of said insurance when due and payable. If the amount so held shall at any time be insufficient to pay said insurance premium when due and payable, the Grantors shall promptly deposit the entire amount of said deficit.

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.

BEING the same property conveyed to Grantor by deed from Central Federal Savings and Loan Association of Nassau County by deed dated June 3, 1980,

IN WITNESS WHEREOF, Grantor, this 19th day of September, 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

Loan Guaranty Officer.

*

*

Veterans Administration Regional Office
Nashville, Tennessee
Phone (615) 251-5243
Authorization pursuant to a delegation of authority contained in Veterans Administration Regulations (38 C.F.R. 36.4342d)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 5658 PAGE 837

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 19th day of September A. D. 19 80

My commission expires January 22, 1984.

Sharon S. McWright

SHARON S. McWRIGHT
Notary Public
(Official title)

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

*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 or value of property transferred, whichever is greater, is $35,450.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Claude P. Grant
Affiant

Subscribed and sworn to before me this 25 day of Sept., 1980.

Notary Public or Register

Comm. exp. 5-26-81

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
CLAUDE P. GRANT and wife,
WANDA J. GRANT

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—

_____

_____

5737 10/01 98.54- CHECK

DAVIDSON COUNTY, TENN.
FELIX Z. WILSON REGISTER

OCT 1 2 19 AM 8 00

IDENTIF. REFERENCE

mail to

G.I. 0549

560517

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5658 PAGE 838

FOR _____

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
			35450.00- CO	
			92.04 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	98.54-
5737A	10/01/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G I. 0 5 4 9

IDENTIF. REFERENCE

OCT 1 2 19 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 783479