JONES, James E.

BOOK 5667 PAGE 312

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 59-5-10	PROPERTY ADDRESS 4916 Vistaview Drive Nashville, Tennessee 37218
SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration Regional Office ~~110 9th Ave., So., Nashville, Tenn. 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

THOMAS W. HOLT and wife, CHERRYE T. HOLT,

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:

LAND in Davidson County, Tennessee, being Lot No. 118, on the Plan of Buena Vista Estates, Section 2, of record in Book 3842, Page 257, Register's Office for said County.

SAID Lot No. 118 fronts 80.0 feet on the easterly margin of Vistaview Drive and extends back 150.13 feet on the northerly line and 150.0 feet on the southerly line to a dead line in the rear, measuring 83.06 feet thereon.

This conveyance is made subject to the following:
1) 1981 Metropolitan Nashville Taxes.
2) Restrictions of record in Book 4322, Page 216, as amended in Book 4435, Page 90, Register's Office of Davidson County, Tennessee.
3) The plan of record in Book 3842, Page 257, said Register's Office shows a 30 foot minimum building setback line from Vistaview Drive and 10 foot easements for public utility and drainage purposes along the northerly and rear lines of said lot, with an 8 inch sewer line and manhole in that easement along the rear line and a 2.5 x 30 foot utility anchor easement located on the southerly front corner of said lot.
4) A 10 foot easement for sanitary sewers and/or storm drainage along the easterly line of said lot and a 10 foot temporary construction easement as recorded in Book 5036, Page 289, said Register's Office.
5) Survey by John B. Kohl, dated July 20, 1979, discloses that the gravel drive encroaches on public utility and drainage easement on the northerly line of said lot.

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 Mortgage Corporation of the South, by deed dated June 30, 1980, of record in Book 5627, Page 751, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor, this 16th day of October, 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, TENN. Phone (615) 251-5243

Authorization pursuant to a delegation of authority contained in VA Regulations (38 C.F.R. 36.4342d)

10/24 107.6 - CHECK

9527

STATE OF TENNESSEE

BOOK 5667 PAGE 313

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 16th day of Oct. A.D. 1980

My commission expires January 22, 1984.

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

*Sharon S. McWright

SHARON S. McWRIGHT

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

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DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration or true value for this transfer or value of property transferred, whichever is greater, is $38950.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Thomas W. Holt

Affiant

Subscribed and sworn to before me this 17th day of OCT. 80

Fred Carnahan Jr.

Notary Public or Register

My Commission Expires Jan. 22, 1984

RUSH

FELIX Z. ZOLLICOFFER
REGISTER
DAVIDSON COUNTY, TENN.

OCT 21 10 21 AM '80

IDENTIF. REFERENCE

G.1.3496

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
THOMAS W. HOLT and wife,
CHERRYE T. HOLT,

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 , 19 , Clerk.

When recorded mail to—

560517

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5667 PAGE 314

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
			38950.00- CO	
			101.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	107.64-
9527A	10/21/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I. 3496

T
IDENTIF. REFERENCE

OCT 21 10 21 AM '80

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

No. 787141