PERKINS, Raymond

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 71-11 Pcl. 96	PROPERTY ADDRESS 314 Edith Street Nashville TN 37207
SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration Regional Office ~~110 9th Ave., South, Nashville TN 37203~~	THIS INSTRUMENT PREPARED BY: Thomas M. Moore, Attorney VA Regional Office, Nashville TN 37203

SPECIAL WARRANTY DEED

BOOK 5673 PAGE 827

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

BEVERLY J. NAPIER, a single person,

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 the westerly 1/2 of Lot No. 45 on the Map of Trinity Heights, as of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 50 feet on the south side of Edith Avenue and runs back between parallel lines 150 feet, more or less, to an alley.

This conveyance is made subject to 1981 Metropolitan Nashville Taxes.

BEING the same property conveyed to Grantor by deed from Tennessee Housing Development Agency by deed dated March 6, 1980, recorded in Book 5581, Page 505 of the Register's Office for Davidson County, Tennessee.

81-5899

mail vrnl.

IDENTIFICATION

NOV 5 9 55 AM '80

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 29th day of October, 19 80 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.

*

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)

STATE OF TENNESSEE

BOOK 5673 PAGE 828

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 29th day of Oct. A. D. 19 80

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 (1*).

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 $ 37,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Beverly J. Napier
AFFIANT

Subscribed and sworn to before me, this 1st day of November, 19 80.

My Commission Expires Jan. 22, 1984

Paul Cannaday
NOTARY PUBLIC ~~or REGISTER~~

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
BEVERLY J. NAPIER, a single person

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

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

RECEIVED OF BOOK 5673 PAGE 829

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
			2750.00- CO	
			59.02 CO TX	
			.50 PRFEE	
			6.00 WDED	
			CHECK	65.52-
2467A11/05/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61.5899

IDENTIF. REFERENCE

NOV 5 9 55 AM '86

No. 789989