KOZEL, John N.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 18 W 05265 83-13 145	PROPERTY ADDRESS 1232 Lillian Street Nashville, Tennessee 37206
SEND TAX NOTICES TO:	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
MARY FRANCES HUDGINS, a single person,

whose address is Nashville, Tennessee

BOOK 5680 PAGE 623

, 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. 117 on the East Edgefield Plan, as of record in Book 21, Page 247, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:

1) 1981 Metro Taxes.

2) Survey of John Kohl dated October 12, 1978, shows an encroachment of the neighbor's concrete driveway on subject property.

BEING the same property conveyed to Grantor by deed from Tennessee Housing Development Agency, dated July 8, 1980, of record in Book 5626, Page 702 of 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 6th day of November, 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.

*

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
DAVIDSON
COUNTY OF

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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 6th day of Nov. 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

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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 $20,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Mary Frances Hudgins
AFFIANT

Subscribed and sworn to before me, this 13 day of November, 19 80.

Comm. exp. 5-26-81

Robert E. Foster
NOTARY PUBLIC or REGISTER

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
MARY FRANCES HUDGINS,
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 , 19 , Clerk.

When recorded mail to—

560517

NOV 20 9 23 AM '80

1 mail

RETURN REFERENCE

6 1 8 3 1 6

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5680 PAGE 625

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
			20500.00- CO	
			53.30 CO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK	59.80-
5563A	11/20/80	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 8 3 1 6

IDENTIFICATION REFERENCE

Nov 20 9 23 AM '80

REGISTER DAVIDSON COUNTY, TENN.

No. 792981