KENNEDY, Richard D.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 2.2 Map No. 25-4	PROPERTY ADDRESS 206 Moncrief Avenue Goodlettsville, Tennessee 37072
SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration Regional Office 110 9th Ave., S., Nashville, Tenn. 37203	THIS INSTRUMENT PREPARED BY: Thomas M. Moore, Attorney VA Regional Office, Nashville, Tenn. 37203

SPECIAL WARRANTY DEED

BOOK 5698 PAGE 72

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
JOHN A. FRITSCHKA and wife, LINDA F. FRITSCHKA

whose address is Goodlettsville, 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 Goodlettsville, County of Davidson, State of Tennessee, to wit:

A certain tract of land in the 10th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at a point in the southerly margin of Moncrief Avenue, common corner of Tracts 1 and 2; thence with the line between Tracts 1 and 2, South 3 degrees, 04 minutes East 150 feet to a point; thence South 87° 00' West, 72 feet to the common corners of Tracts 2 and 3; thence North 3° 04' West, 150 feet to the margin of Moncrief Avenue; thence with said Moncrief Avenue, North 87° 00' East, 72 feet to the point of beginning.

This conveyance is made subject to 1981 Goodlettsville City Taxes and 1981 Davidson County Taxes.

The holders of the indebtedness described herein shall have the option at any time to require Grantors to pay to the Holders of 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.

BEING the same property conveyed to Grantor by deed from National Mortgage Company, dated September 5, 1980, recorded in Book 5655, Page 621, 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 7th day of January, 1981, 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.

Witness:

* _____

* _____

* MAX CLELAND

As Administrator of Veterans' Affairs.

*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)

01/07 111.4 - CHECK

3766

ATE OF TENNESSEE

OUNTY OF DAVIDSON

BOOK 5698 PAGE 73

Before me personally appeared GEORGE S. FOSTER,

me known to be the person who executed the foregoing instrument in behalf of MAX CLELAND

, as Administrator of Veterans' Affairs,

o, being by me duly sworn, stated that he is a Loan Guaranty Officer of the Veterans Administration, an agency of e United States Government, and is duly authorized to execute this deed on behalf of said Administrator, and knowledged 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 7th day of Jan A. D. 1981

y commission expires January 22, 1984.

* Sharon S. McWright
SHARON S. McWRIGHT
Notary Public
(Official title)

FFICERS HAVING SEAL UST IMPRESS SEAL]

SHARON S. McWRIGHT NOTARY PUBLIC WILSON COUNTY, TENN.

*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).

ATE OF TENNESSEE, COUNTY.

Register's Office, , 19

I, , Register of said County, do certify that e foregoing Deed and Certificate are registered in said office, in Book No. , Page ; that ey were received , 19 , at o'clock M., and entered in Note Book , Page

STATE OF TENNESSEE, COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 40,400 which is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John A. Fritschka

Subscribed and sworn to before me this 7th day of Jan. 1981.

E. Breshears Dep. Reg.
Notary Public or Register

G 2.4527

IDENTIF. REFERENCE

JAN 7 2 03 PM '81

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

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
JOHN A. FRITSCHKA and wife,
LINDA F. FRITSCHKA

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 _____

FOR BOOK 5698 PAGE 74

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
			40400.00- CO	
			105.04 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	111.54-
3766A01/07/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.2.4.5.2.7

IDENTIF. REFERENCE

JAN 7 2 03 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 800904