WELTY, Larry V.

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

BOOK 5742 PAGE 10 53-16-63-1 (KS)

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO.	PROPERTY ADDRESS 317 Pitts Avenue Old Hickory, Tennessee 37138
SEND TAX NOTICES TO: Loan Guaranty Officer Veterans Administration Regional Office 110 9th Ave., S., Nashville TN 37203	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

GERALD E. MAKOS and wife, LINDA M. MAKOS,

whose address is Old Hickory, 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:

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Dye Surveyors, dated October 26, 1974, as follows: BEGINNING on the northerly margin of Pitts Avenue at an iron pin being the southwest corner of the property conveyed to the City of Lakewood by deed from Mrs. Elizabeth McCormick Pinkleton, et al, of record in Book 4867, Page 426, Register's Office for said County; thence with said City of Lakewood's western boundary line, north 28° 33' East 136.9 feet thence continuing with said City of Lakewood southern boundary line North 66° 50' West 156.3 feet to the northwest corner of the Garner property; thence with same south 24° 24' West 135.1 feet to the northerly margin of Pitts Avenue; thence with same south 66° 22' East 146.4 feet to the beginning, containing 0.47 acres, more or less.

This conveyance is made subject to 1981 Metropolitan Nashville Taxes.

BEING the same property conveyed to Grantor by deed dated January 19, 1981, from Tennessee Housing Development Agency, recorded in Book 5721, Page 877, 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 17th day of April, 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.

CHECK

* 05/0* 92.0*

Witness:

*

4237

* RUFUS H. WILSON, Acting

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)

STATE OF TENNESSEE

BOOK 5742 PAGE 11

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

RUFUS H. WILSON, Acting, 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 17th day of April A. D. 1981

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 ____

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 $32,500.00, which amount is equal to or greater than the fair market value of the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 24 day of April 81

JAMES H. GRAVES

NOTARY PUBLIC

MY COMMISSION EXPIRES

FEB. 5, 1984

G.A.O. 677

IDENTIF. REFERENCE

1 mail

MAY 6 1 06 PM '81

FELIX Z. WILSON II REGISTER

DAVIDSON COUNTY, TENN.

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

GERALD E. MAKOS and wife,

LINDA M. MAKOS

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 5742 PAGE 12

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
			32900.00-	CO
			65.54	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	32.04-
4237A05/06/81			BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G40677

IDENTIF. REFERENCE

MAY 6 1 06 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 820584