HARDIMAN, James E.

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

BOOK 5762 PAGE 634 TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 150-1	PROPERTY ADDRESS 484 Rural Hill Road, Nashville, Tennessee 37217
SEND TAX NOTICES TO: Loan Guaranty Division (264) 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

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 R. Koplinski, 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:

LAND in Davidson County, Tennessee, being Lot No. 169 on the Plan of Edge-O-Lake Estates, Section I, as of record in Book 3600, Page 43, 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 Nashville Taxes.
2. Restrictions of record in Book 3679, Page 279, in said Register's Office. Said restrictions contain no provision that will cause a forfeiture or reversion of title, have not been violated to date, and any future violation thereof will not cause a forfeiture or reversion of title.
3. Restrictions of record in Book 3814, Page 494, in said Register's Office. Said restrictions contain no provision that will cause a forfeiture or reversion of title, have not been violated to date, and any future violation thereof will not cause a forfeiture or reversion of title.
4. The Plan of record in Book 3600, Page 43, said Register's Office, shows an Owner's Certificate, a 30 foot minimum setback line from Rural Hill Road, and a 20 foot easement for public utility and drainage purposes along the rear line of said lot.

BEING the same property conveyed to Grantor by deed from Federal National Mortgage Association, dated January 13, 1981, of record in Book 5705, Page 765, 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 8th day of June, 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:

* _____

* _____

* DONALD L. CUSTIS, Acting
Administrator of Veterans Affairs

As Administrator of Veterans' Affairs.

*By _____
GEORGE S. FOSTER
Loan Guaranty Officer

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 5762 PAGE 635

3655

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

DONALD L. CUSTIS, 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 8th day of June A. D. 19 81

My commission expires October 18, 1981

*Phyllis M. Miller

PHYLLIS M. MILLER
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 _____

STATE OF TENNESSEE, DAVIDSON COUNTY

I or we hereby swear or affirm that the actual consideration or value for this transfer, whichever is greater, is $ 5,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Thomas R. Koplinski

Subscribed and sworn to before me this 10 day of June, 1981.

Notary Public or Register

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
THOMAS R. KOPLINSKI, 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 ___, page ___, Vol. ___, page ___

Fee paid. $ _____
Witness my hand,
_____, Register.

State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

Paid _____ day of _____, 19__
_____, Clerk.

When recorded mail to—

_____

_____

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JUN 26 2 36 PM '81

IDENTIF. REFERENCE

MAIL ENV.

G 4 8 2 4 3

560517

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5762 PAGE 636

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

51700.00- CO
134.42 CO TX
.50 PRFEE
6.00 MORTG
CHECK 140.92-
3650406/20/81 BAL- .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 8 2 4 3

T
IDENTIF. REFERENCE

JUN 26 2 36 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 829679