CRUSENBERRY, Bill L.

BOOK 5769 PAGE 836 TENNESSEE

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

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. LW 6431; 53-16-140	PROPERTY ADDRESS 329 Pitts Avenue, Old Hickory, Tennessee 37138
SEND TAX NOTICES TO: Loan Guaranty Officer (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

W. L. BARNES, M.D., and wife, Marilyn Barnes

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: Located in Old Hickory, County of Davidson, and State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Pitts Avenue Subdivision of record in Book 5210, Page 132, Register's Office for said County.

Said Lot No. 8 fronts 118.07 feet on the northerly margin of Pitts Avenue and extends back 194.74 feet on the westerly line and 182.73 feet on the easterly broken line, to a line in the rear measuring 141.31 feet thereon.

This conveyance is made subject to the following:

1. 1981 Metro Taxes
2. The Plan of record indicates a 30 foot minimum building setback line from Pitts Avenue and a 10 foot easement for sanitary sewers along the westerly line of said lot.

BEING the same property conveyed to Grantor by deed from Collateral Investment Company, dated November 11, 1980, of record in Book 5687, Page 712, 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 July, 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.

* DONALD L. CUSTIS, 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)

Witness:

*

*

CHECK

6581

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 5769 PAGE 837

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 5th day of July A. D. 19 81

My commission expires January 22, 1984

NOTARY PUBLIC (OFFICERS HAVING SEAL MUST IMPRESS SEAL)

*Sharon S. McWright

SHARON S. MCWRIGHT

Notary Public

(Official title)

*Print, typewrite, or stump 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 $ 64,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair

Subscribed and sworn to before me this 13th day of July 19 81

Notary Public or Register

NOTARY PUBLIC STATE OF TENNESSEE

RUSH

IDENTIFICATION

Jul 14 3 10 PM '81

FELIX Z. WINSTON REGISTER DAVIDSON COUNTY, TENN.

G 50558

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

L. L. BARNES, M.D., and wife, MARILYN BARNES

STATE OF TENNESSEE

DAVIDSON COUNTY

Register's Office

Received for record the _____ day of

_____, A. D. 19__, _____,

_____ o'clock ____ M. Noted in Note Book _____,

_____, and recorded in Book of Deeds _____,

_____, page _____

Fee paid, $ _____

Witness my hand.

_____, Register.

_____ tax ..... $ _____

_____ erk's fee ..... $ _____

Total ..... $ _____

_____ day of _____, 19__

_____, Clerk.

_____ hen recorded mail to—

560517

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5769 PAGE 838

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
			64750.00- CO	
			166.22 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 174.72-	
6506A07/14/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 0 5 5 8

IDENTIF. REFERENCE

JUL 14 3 10 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 832498