MCKINLEY, Jr., William J.

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 86-10; 61	PROPERTY ADDRESS 4104-4106 Hunting Drive, Hermitage, TN 37076
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

ROBERT L. CARTER AND ELIZABETH A. LYONS, TENANTS IN COMMON

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

Being Lot No. 71, as shown on the Plan of Chapelwood Section Two, of record in Book 5200, Page 83, Register's Office for said County, to which plat reference is here made for a more complete description of said lot.

This conveyance is made subject to the following:

1. 1981 Metro Taxes.
2. Restrictions of record in Deed Book 5333, Page 135, Register's Office for Davidson County, Tennessee.
3. Survey and recorded plat show a 20-foot minimum building setback line.
4. Survey prepared by John Kohl shows a 10-foot Public Utility and Drainage Easement along rear of property.

Being the same property conveyed to Grantor by deed from Commerce Union Bank, dated May 14, 1981, of record in Book 5752, Page 541, 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 2nd day of September, 19 81, 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.

* ROBERT P. NIMMO

As Administrator of Veterans' Affairs.

Witness:

*By George S. Foster
GEORGE S. FOSTER

Loan Guaranty Officer.

*

*

VETERANS ADMINISTRATION REGIONAL OFFICE
NASHVILLE, TN Phone (615) 251-5243

Authorization pursuant to a delegation of authority contained in VA Regulations (38 C.F.R. 36.4342d)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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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

ROBERT P. NIMMO, 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 2nd day of Sept., A. D. 1981

My commission expires January 22, 1984

*Sharon S. MCWright

SHARON S, MCWRIGHT

Notary Public

(Official title)

NOTARY PUBLIC DAVIDSON COUNTY, TENN. SHARON S. MCWRIGHT

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 for this transfer or value of property transferred, whichever is greater, is $63,600.- which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

Affiant

Subscribed and sworn to before me this 7 day of July, 1981

Notary Public or Official Register

My Commission Expires 2-5-84

8226 09/16 171.86- CHECK

Special Warranty Deed

FROM

ADMINISTRATOR OF VETERANS' AFFAIRS

TO

ROBERT L. CARTER AND

ELIZABETH A. LYONS, TENANTS IN COMMON

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

SEP 16 8 26 AM '81

FELIX W. MOSS II REGISTER DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

660047

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5795 PAGE 12

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
			63000.00- CO	
			165.36 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 171.86-	
			82E6A09/16/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G60047.

T
IDENTIF. REFERENCE

SEP 16 8 26 AM '81

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

No. 843713