BAKER, Joburns

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

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. Map Bk. 70-13 Parcel No. 99, Field Bk. No. 13DA13885	PROPERTY ADDRESS 3008 Cliff Drive, Nashville, Tennessee 37218
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

AARON POWELL and wife, PATRICIA POWELL

BOOK 5818 PAGE 154

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:

Being a certain tract or parcel of land located in the 13th Civil District of Davidson County, Tennessee, property as described in Book 4765, Page 898, Register's Office of Davidson County, Tennessee and further described according to a survey by John Kohl, surveyor, dated August 14, 1979 as follows:

Beginning at a point in the center of Cliff Drive, being 353½ feet more or less, east of the intersection of said Drive with the center line of the Buena Vista Pike; thence with the center of said Drive, in an easterly direction 100 feet to a point; thence in a northeasterly direction 277 feet to a point; thence in a westerly direction 116 feet, more or less, to a point; thence southerly 220 feet to the point of beginning.

This conveyance is made subject to the following:

1982 Metro Taxes.

Being the same property conveyed to Grantor by deed from The Kissell Company, dated March 16, 1981, of record in Book 5727, Page 826, 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 4th day of November, 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.

*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:

*

*

7722

STATE OF TENNESSEE

BOOK 5818 PAGE 155

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 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 4th day of Nov. A. D. 19 81

My commission expires January 22, 1984

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

SHARON S. MCWRIGHT NOTARY PUBLIC
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, _____ COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 55356.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of December, 1981.

Notary Public or Register

FILED FOR REGISTER
DAVIDSON COUNTY, TENN.
NOV 12 9 30 AM '81

MAIL ENV.

IDENTIF. REFERENCE

96801

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS' AFFAIRS
TO
AARON POWELL and wife,
PATRICIA POWELL

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 5818 PAGE 156

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			33350.00- CO	
			86.58 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK -	93.08-
7722A	11/12/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.67801

IDENTIF. REFERENCE

Nov 12 9 30 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 852842